

Executive Summary Report

Characteristics-Based Market Adjustment for 2003 Assessment Roll

Area Name / Number: SeaTac/Area 50

Previous Physical Inspection: 2002

Sales - Improved Summary:

Number of Sales: 502

Range of Sale Dates: 1/2001 - 12/2002

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2002 Value	\$54,700	\$129,400	\$184,100	\$194,600	94.6%	6.84%
2003 Value	\$57,400	\$135,600	\$193,000	\$194,600	99.2%	6.66%
Change	+\$2,700	+\$6,200	+\$8,900		+4.6%	-0.18%
% Change	+4.9%	+4.8%	+4.8%		+4.9%	-2.63%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.18% and -2.63% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2002 Value	\$59,500	\$129,500	\$189,000
2003 Value	\$62,100	\$135,800	\$197,900
Percent Change	+4.4%	+4.9%	+4.7%

Number of one to three unit residences in the Population: 6022

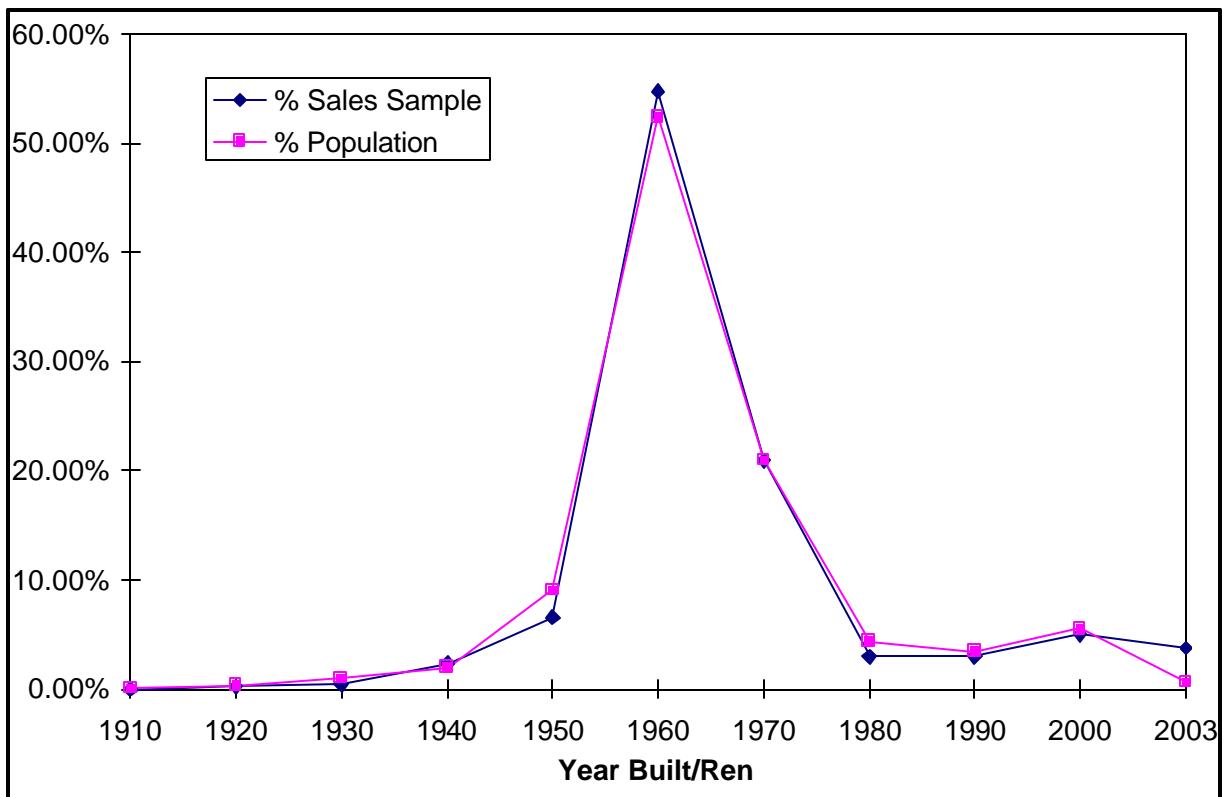
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels located in sub area 9 were at a higher assessment level and parcels in the plat of Blakely Manor (085380-085420) were at a lower assessment level and required adjustments.

The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

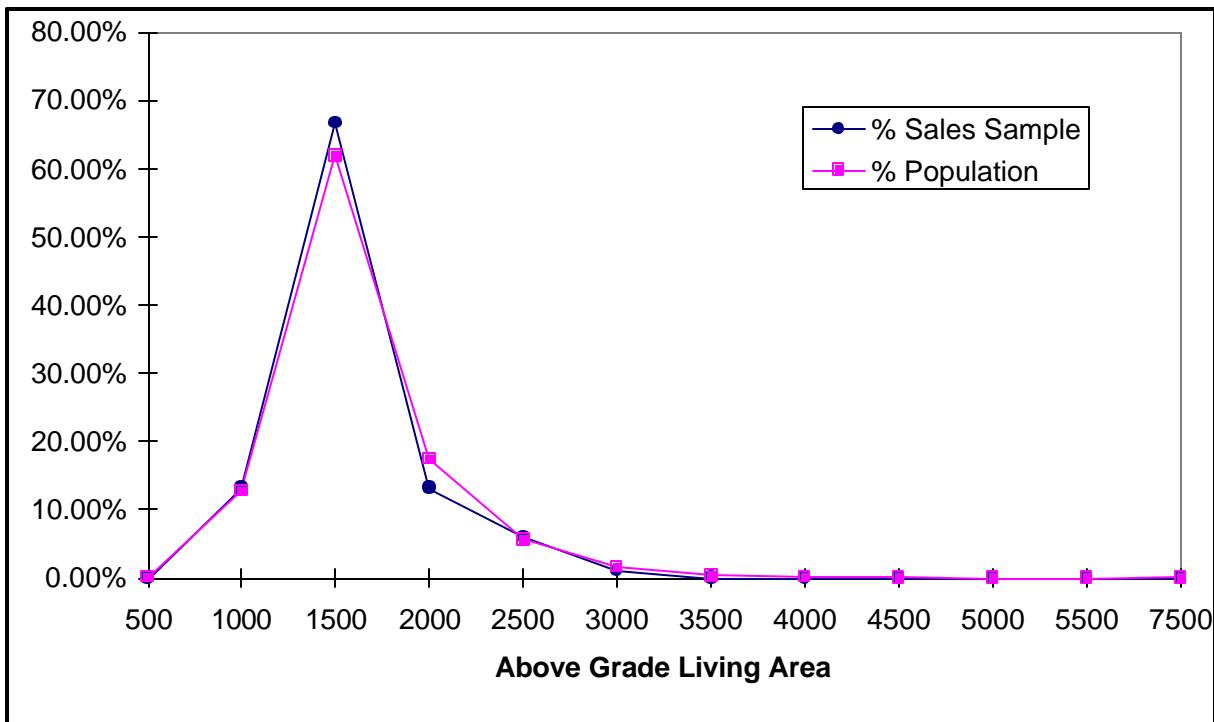
Sales Sample			Population		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	0	0.00%	1910	5	0.08%
1920	1	0.20%	1920	20	0.33%
1930	2	0.40%	1930	63	1.05%
1940	12	2.39%	1940	121	2.01%
1950	33	6.57%	1950	548	9.10%
1960	275	54.78%	1960	3158	52.44%
1970	105	20.92%	1970	1262	20.96%
1980	15	2.99%	1980	265	4.40%
1990	15	2.99%	1990	208	3.45%
2000	25	4.98%	2000	334	5.55%
2003	19	3.78%	2003	38	0.63%
	502			6022	



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

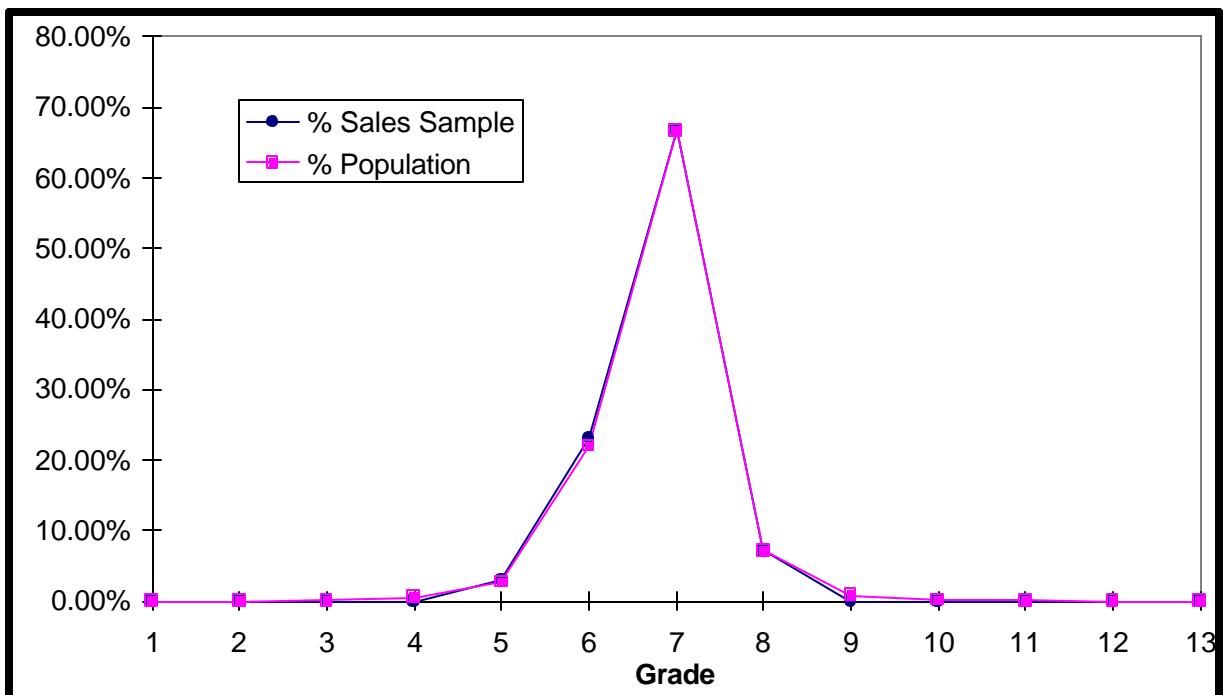
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	11	0.18%
1000	66	13.15%	1000	766	12.72%
1500	335	66.73%	1500	3728	61.91%
2000	66	13.15%	2000	1047	17.39%
2500	30	5.98%	2500	339	5.63%
3000	5	1.00%	3000	98	1.63%
3500	0	0.00%	3500	22	0.37%
4000	0	0.00%	4000	7	0.12%
4500	0	0.00%	4500	2	0.03%
5000	0	0.00%	5000	0	0.00%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	2	0.03%
	502			6022	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

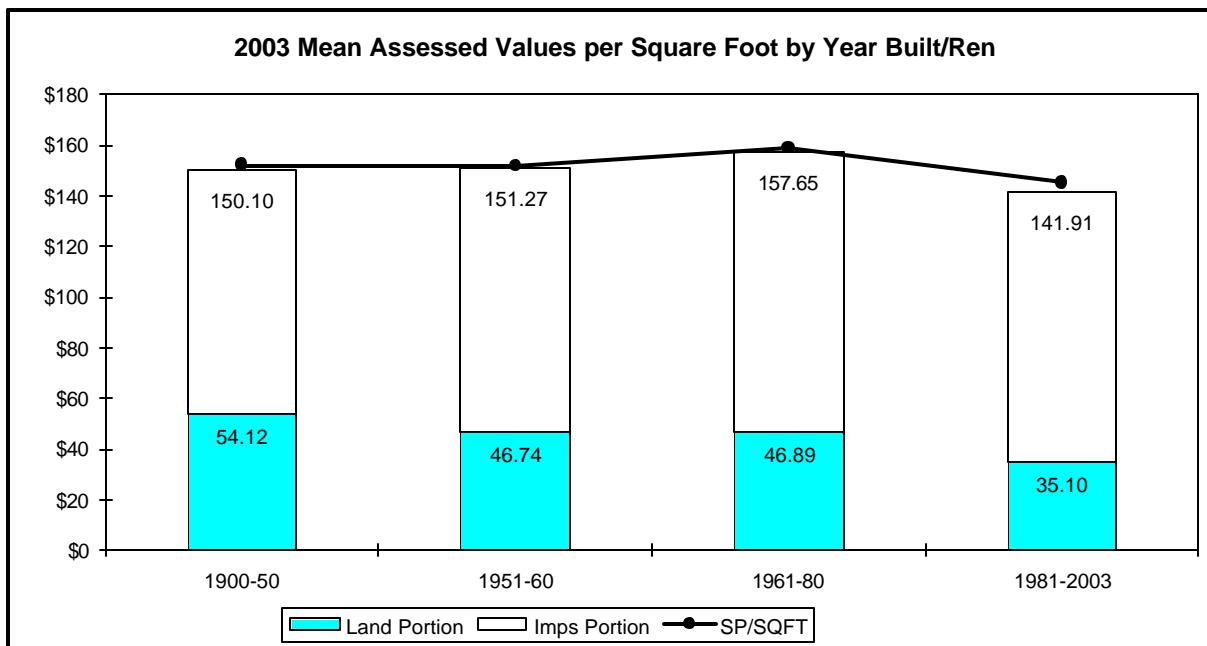
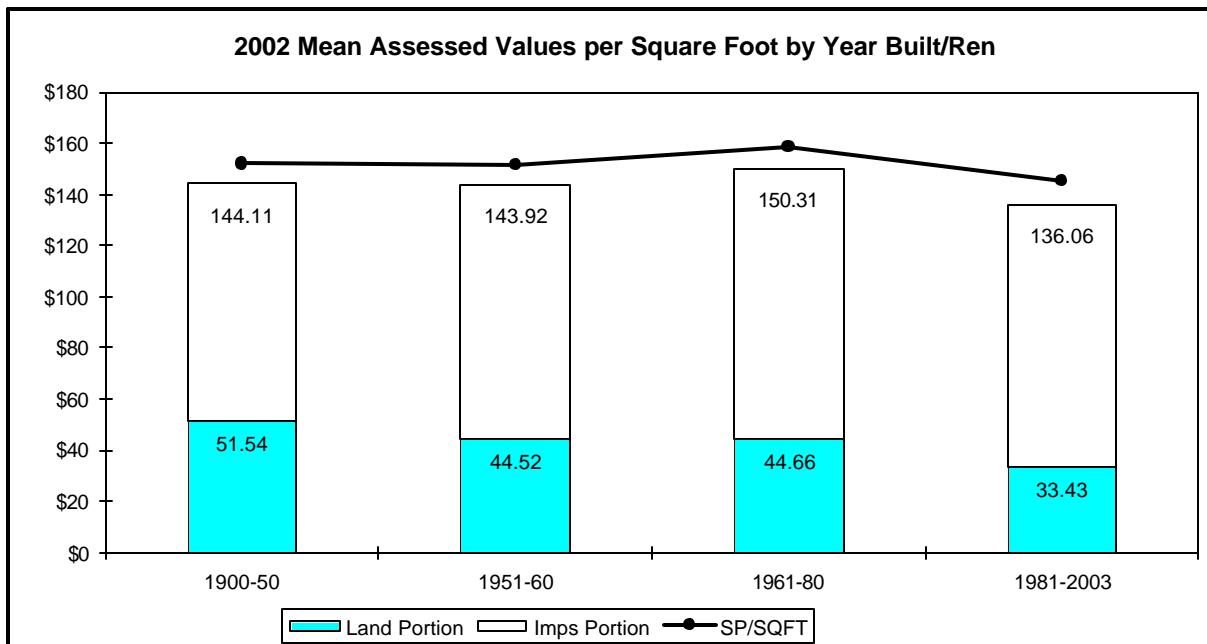
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	2	0.03%
4	0	0.00%	4	31	0.51%
5	15	2.99%	5	166	2.76%
6	116	23.11%	6	1324	21.99%
7	335	66.73%	7	4013	66.64%
8	36	7.17%	8	427	7.09%
9	0	0.00%	9	47	0.78%
10	0	0.00%	10	9	0.15%
11	0	0.00%	11	2	0.03%
12	0	0.00%	12	1	0.02%
13	0	0.00%	13	0	0.00%
502			6022		



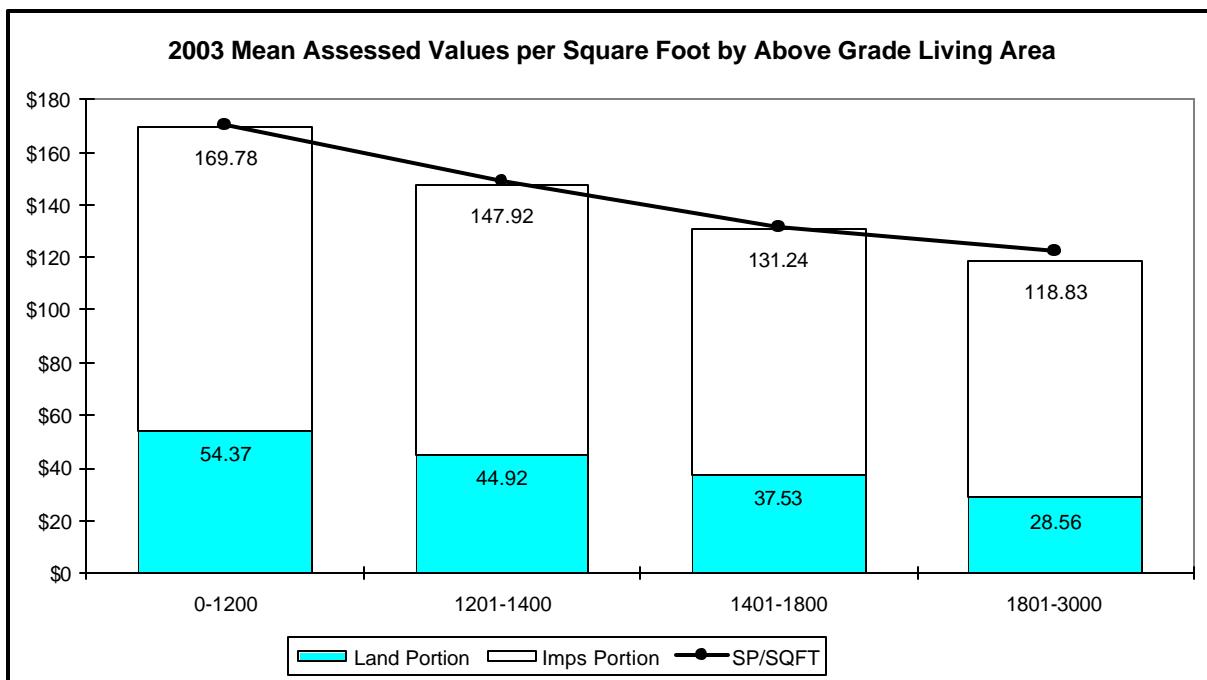
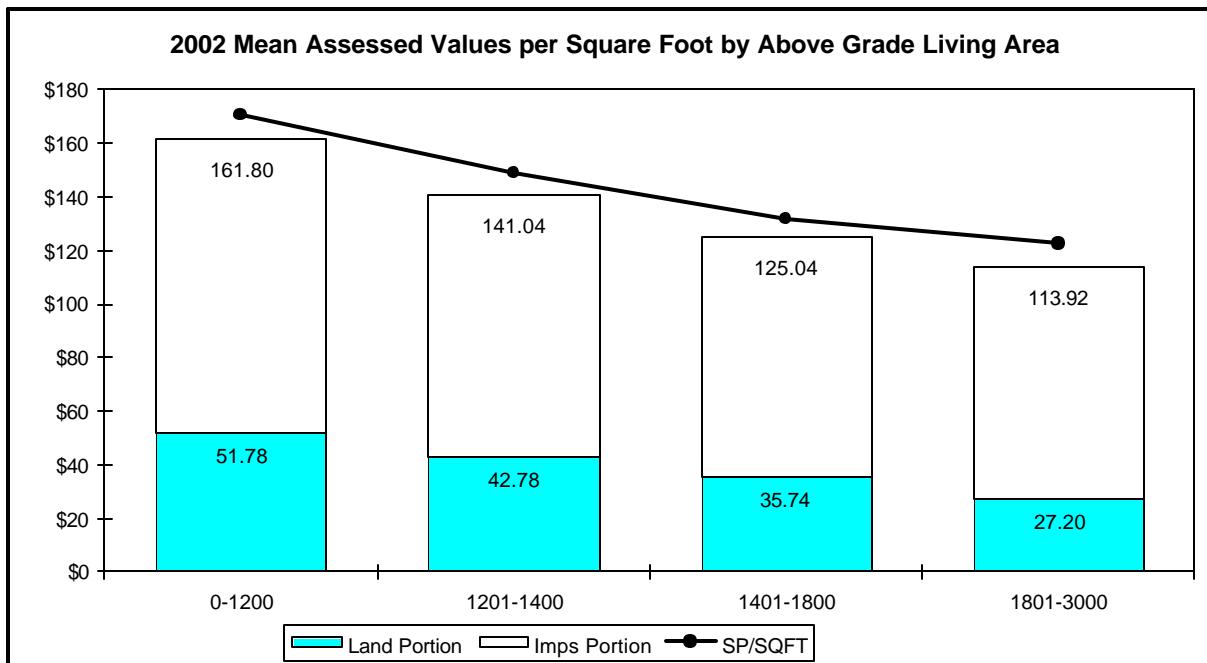
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2002 and 2003 Per Square Foot Values
By Year Built or Year Renovated**



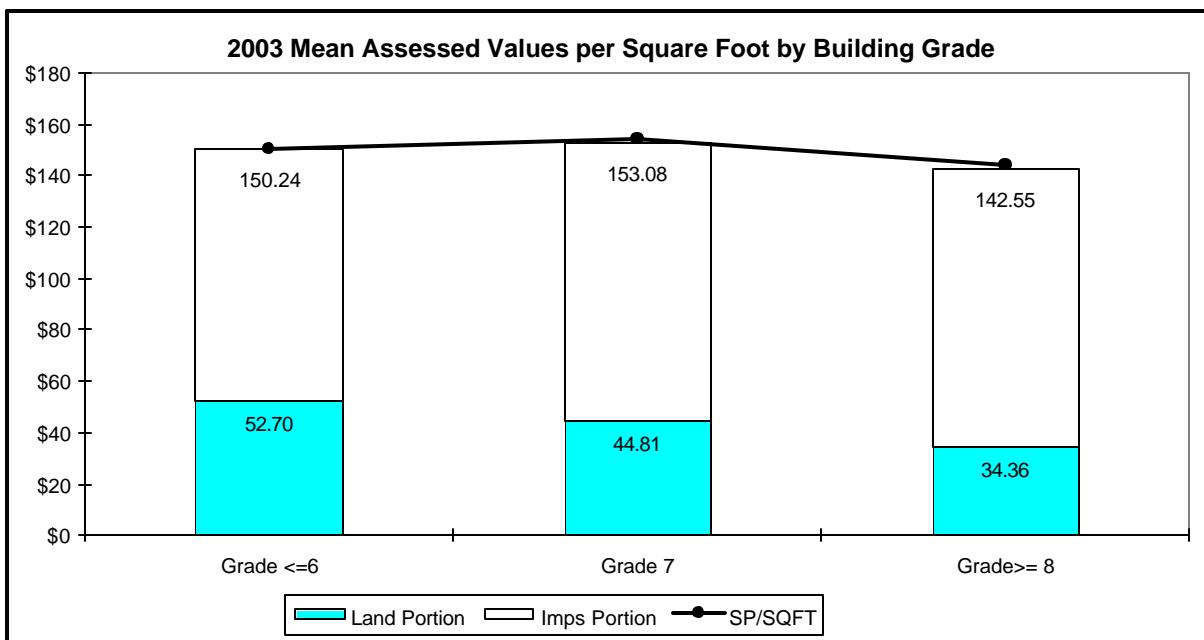
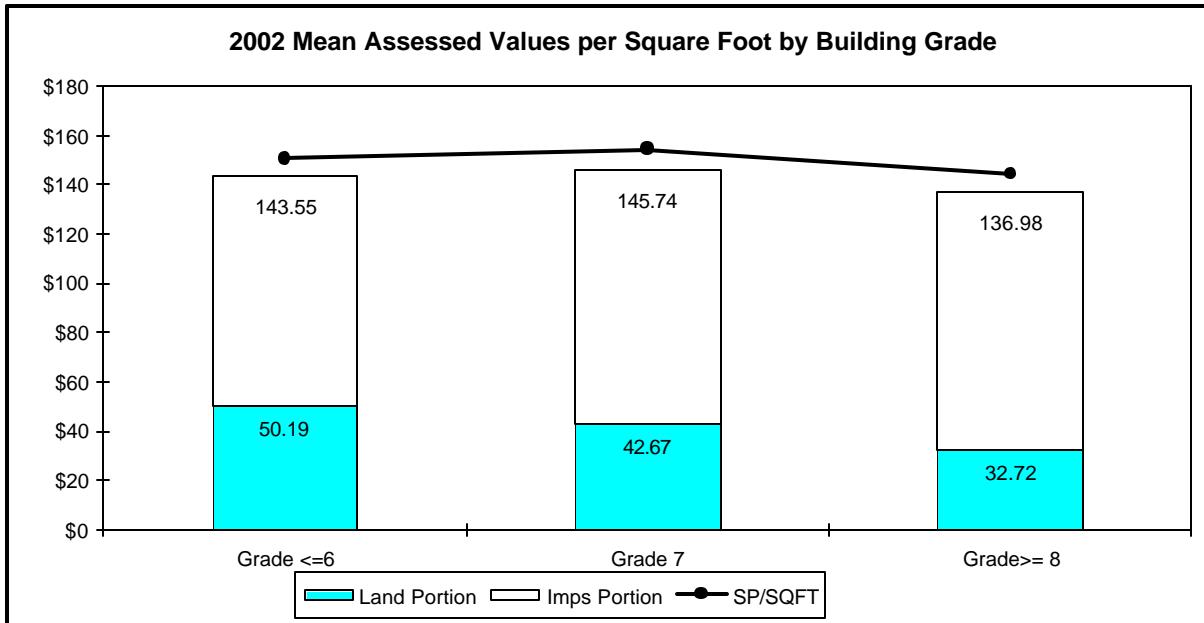
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2002 and 2003 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2002 and 2003 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Based on the 13 usable land sales available in the area, and their 2002 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 1.05% increase in land assessments in the area for the 2003 Assessment Year. The formula is:

$$2003 \text{ Land Value} = 2002 \text{ Land Value} \times 1.05, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 502 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2003 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Parcels in Sub-Area 9 were at a higher assessment level and parcels in Blakely Manor sub-division were at a lower assessment level. The model adjusts these strata.

The derived adjustment formula is:

$$2003 \text{ Total Value} = 2002 \text{ Total Value} / 0.9446353 + 0.02244473 * \text{Sub9} - 0.06280851 * \text{Blakley Manor}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2003 \text{ Improvements Value} = 2003 \text{ Total Value} \text{ minus } 2003 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2003 Land Value + Previous Improvement Value * 1.048)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2003 Land Value + Previous Improvement Value * 1.00).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, there is no change from previous value. (2003 total value = 2002 total value)

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample.. The resulting total value is calculated as follows:

$$2003 \text{ Total Value} = 2003 \text{ Land Value} + \text{Previous Improvement Value} * 1.048, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 50 Annual Update Model Adjustments

2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

5.86%

Subarea 9	Yes
% Adjustment	-2.46%
Major 085380-085420	Yes
Blakley Manor	

% Adjustment 7.54%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a parcel in Sub-Area 9 would receive an adjustment of 3.40%. (5.86%-2.46%) and the 94 parcels in Blakely Manor would receive an adjustment of 13.40% (5.86%+7.54%)

There are no parcels which receive multiple adjustments.

Generally parcels in Blakely Manor were at a lower assessment level than parcels in similar plats. Parcel in Sub-Area 9 were at higher assessment level than the average. This model corrects for these strata differences.

57.9% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 50 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
085380 thru 085420	Blakley Manor	10	94	9.4%	NW-29-23-4	8	7	1954 thru 1972	S 165th St and 4th Ave S

Area 50 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is .992.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<=6	131	0.954	0.998	4.6%	0.986	1.010
7	335	0.944	0.991	5.0%	0.984	0.998
>=8	36	0.948	0.986	4.0%	0.966	1.006
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1900-1950	48	0.948	0.987	4.2%	0.968	1.006
1951-1960	275	0.948	0.996	5.1%	0.989	1.004
1961-1980	120	0.948	0.994	4.9%	0.981	1.007
1981-2003	59	0.937	0.977	4.2%	0.962	0.991
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Fair-Average	333	0.946	0.991	4.8%	0.984	0.998
Good	155	0.945	0.992	5.0%	0.981	1.003
Very Good	14	0.971	1.016	4.6%	0.988	1.043
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	433	0.947	0.994	4.9%	0.987	1.000
1.5	29	0.941	0.983	4.5%	0.957	1.010
2	40	0.944	0.984	4.2%	0.969	0.999
Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1-1200	220	0.948	0.995	4.9%	0.987	1.003
1201-1400	139	0.947	0.993	4.9%	0.981	1.005
1401-1800	96	0.950	0.997	4.9%	0.983	1.011
1801-3000	47	0.932	0.971	4.3%	0.953	0.990

Area 50 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

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The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

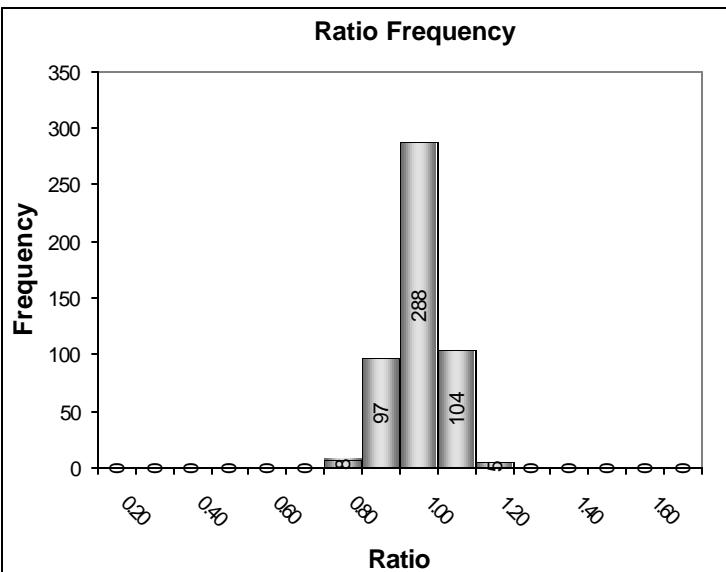
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2002	2003	Percent Change	2003 Lower	2003 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L..
N	437	0.946	0.993	4.9%	0.986	0.999
Y	65	0.946	0.988	4.4%	0.972	1.004
Wft Y/N	Count	2002	2003	Percent Change	2003 Lower	2003 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L..
N	502	0.946	0.992	4.8%	0.986	0.998
Sub	Count	2002	2003	Percent Change	2003 Lower	2003 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L..
		0.944	0.997	5.6%	0.987	1.007
2	188	0.963	0.993	3.1%	0.984	1.002
9	178	0.927	0.984	6.1%	0.973	0.996
Lot Size	Count	2002	2003	Percent Change	2003 Lower	2003 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L..
		0.915	0.966	5.6%	0.929	1.003
		0.951	0.999	5.0%	0.987	1.011
6000-7999	130	0.948	0.993	4.8%	0.984	1.001
8000-10000	228	0.942	0.986	4.7%	0.975	0.998
Blakely Manor	Count	2002	2003	Percent Change	2003 Lower	2003 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L..
		0.948	0.992	4.7%	0.986	0.998
N	492	0.882	0.998	13.1%	0.953	1.043
Y	10					

Annual Update Ratio Study Report (Before)

2002 Assessments

District/Team: SW/Team 1	Lien Date: 01/01/2002	Date of Report: 6/10/2003	Sales Dates: 1/2001 - 12/2002
Area SeaTac/Area 50	Appr ID: KSCH	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	502		
Mean Assessed Value	184,100		
Mean Sales Price	194,600		
Standard Deviation AV	35,035		
Standard Deviation SP	40,115		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.951		
Median Ratio	0.957		
Weighted Mean Ratio	0.946		
UNIFORMITY			
Lowest ratio	0.773		
Highest ratio:	1.113		
Coefficient of Dispersion	5.35%		
Standard Deviation	0.065		
Coefficient of Variation	6.84%		
Price Related Differential (PRD)	1.006		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.950		
<i>Upper limit</i>	0.964		
95% Confidence: Mean			
<i>Lower limit</i>	0.946		
<i>Upper limit</i>	0.957		
SAMPLE SIZE EVALUATION			
N (population size)	6022		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.065		
Recommended minimum:	7		
Actual sample size:	502		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	233		
# ratios above mean:	269		
<i>Z:</i>	1.607		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



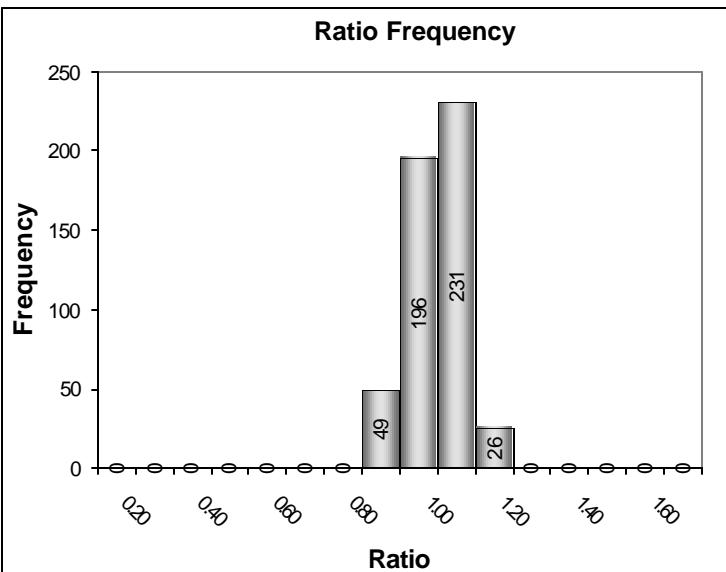
COMMENTS:

1 to 3 Unit Residences throughout area 50

Annual Update Ratio Study Report (After)

2003 Assessments

District/Team: SW/Team 1	Lien Date: 01/01/2003	Date of Report: 6/10/2003	Sales Dates: 1/2001 - 12/2002
Area SeaTac/Area 50	Appr ID: KSCH	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	502		
Mean Assessed Value	193,000		
Mean Sales Price	194,600		
Standard Deviation AV	36,512		
Standard Deviation SP	40,115		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.997		
Median Ratio	1.004		
Weighted Mean Ratio	0.992		
UNIFORMITY			
Lowest ratio	0.818		
Highest ratio:	1.174		
Coefficient of Dispersion	5.21%		
Standard Deviation	0.066		
Coefficient of Variation	6.66%		
Price Related Differential (PRD)	1.006		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.997		
<i>Upper limit</i>	1.010		
95% Confidence: Mean			
<i>Lower limit</i>	0.992		
<i>Upper limit</i>	1.003		
SAMPLE SIZE EVALUATION			
N (population size)	6022		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.066		
Recommended minimum:	7		
Actual sample size:	502		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	230		
# ratios above mean:	272		
Z:	1.875		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 50

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	789320	0260	03/26/01	155000	700	0	5	1959	5	8062	N	N	144 S 208TH ST
2	294600	3065	07/10/01	139750	900	0	5	1940	4	5375	N	N	20636 8TH AV S
2	768620	5020	03/01/01	108000	900	0	5	1940	2	7500	N	N	1204 S 207TH ST
2	768620	5715	07/01/02	136600	930	0	5	1936	3	15000	N	N	1217 S 207TH ST
2	294600	1675	09/20/01	149000	940	0	5	1952	4	5375	N	N	20214 8TH AV S
2	768620	4190	06/25/01	152000	1000	0	5	1955	4	11000	N	N	20438 12TH PL S
2	789320	2145	04/13/01	156000	1120	0	5	1920	5	8225	N	N	20636 4TH AV S
2	294600	2271	10/22/01	191000	1460	0	5	1944	5	9000	Y	N	1022 S 206TH ST
2	789380	6260	03/12/02	197000	1470	0	5	1947	5	12500	N	N	20921 5TH AV S
2	789380	7595	06/25/02	144500	770	0	6	1953	3	9500	N	N	20804 4TH AV S
2	768620	3355	10/16/01	149950	800	0	6	1954	4	8000	N	N	20213 13TH AV S
2	768620	4405	05/10/02	138000	800	0	6	1954	4	7000	N	N	20618 15TH AV S
2	768620	4085	06/18/01	145000	840	0	6	1962	4	5000	N	N	20415 13TH AV S
2	789320	4611	08/23/02	153000	840	120	6	1942	4	11500	N	N	20233 7TH AV S
2	092204	9049	05/18/01	132000	860	0	6	1930	3	14678	N	N	20840 24TH AV S
2	931531	0210	10/22/01	145300	870	0	6	1969	3	10450	N	N	1135 S 211TH PL
2	768620	2635	02/11/02	147000	900	0	6	1954	4	8000	N	N	20113 13TH AV S
2	789320	5120	10/01/02	158000	910	0	6	1930	4	5000	N	N	20217 4TH AV S
2	768620	5030	06/07/01	130000	920	0	6	1953	3	7500	N	N	1202 S 207TH ST
2	294600	1485	01/11/02	161000	950	400	6	1955	3	6300	N	N	20230 9TH AV S
2	294600	1510	05/03/02	179900	950	640	6	1955	4	6300	N	N	20218 9TH AV S
2	789380	3075	03/28/02	192500	980	220	6	1934	3	9137	Y	N	21228 4TH AV S
2	432470	0025	05/22/02	169950	1000	0	6	1955	4	8012	N	N	3040 S 201ST ST
2	432470	0080	02/11/02	157000	1000	0	6	1955	3	8947	N	N	3048 S 202ND ST
2	789320	5600	11/08/02	221000	1000	820	6	1955	4	6500	N	N	20209 1ST PL S
2	294600	1590	09/01/01	159950	1010	0	6	1955	4	6773	N	N	20217 9TH AV S
2	789380	0612	09/03/01	167468	1010	440	6	1979	3	6500	Y	N	21403 6TH AV S
2	092204	9209	12/19/02	177619	1020	0	6	1954	3	12563	N	N	2415 S 208TH ST
2	768620	3080	07/27/02	143000	1040	0	6	1954	4	8000	N	N	1418 S 204TH ST

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	768620	3180	12/14/01	153000	1040	0	6	1954	4	7500	N	N	20203 14TH AV S
2	789320	7840	04/09/02	157500	1050	0	6	1954	3	7166	N	N	20005 4TH AV S
2	789320	8150	01/08/02	180000	1050	320	6	1980	3	7500	N	N	20012 OCCIDENTAL AV S
2	082204	9044	02/27/01	190000	1060	1000	6	1962	2	156380	N	N	20809 13TH AV S
2	294600	0914	05/29/02	159000	1070	0	6	1954	4	6633	N	N	20127 DES MOINES MEMORIAL DR S
2	294600	1836	07/03/02	150000	1080	0	6	1951	4	9488	N	N	20413 8TH AV S
2	768620	2105	06/13/02	190000	1080	0	6	1968	3	5000	N	N	20011 12TH PL S
2	768620	1990	07/11/02	170000	1100	0	6	1963	3	5000	N	N	1242 S 201ST ST
2	789380	1455	06/08/01	150000	1140	0	6	1956	3	12040	N	N	21317 DES MOINES MEMORIAL DR S
2	294600	3210	11/19/02	169000	1150	0	6	1953	3	12938	N	N	20609 8TH AV S
2	931531	0190	07/02/02	154950	1160	0	6	1969	3	5768	N	N	1125 S 211TH PL
2	294600	1615	10/29/02	165000	1190	0	6	1955	3	7955	N	N	20203 9TH AV S
2	294600	0913	10/23/01	139950	1200	0	6	1954	3	7986	N	N	20103 DES MOINES MEMORIAL DR S
2	768620	5315	08/26/01	156500	1210	0	6	1955	4	7500	N	N	20716 14TH AV S
2	768620	4070	06/29/01	157000	1230	0	6	1954	4	6250	N	N	20411 13TH AV S
2	768620	4620	01/30/02	152200	1240	0	6	1955	3	7525	N	N	20603 14TH AV S
2	768620	2650	12/14/01	163500	1250	0	6	1954	4	8000	N	N	20121 13TH AV S
2	769860	0070	02/06/01	153500	1260	0	6	1959	4	8400	N	N	20221 DES MOINES MEMORIAL DR S
2	768620	2580	06/17/02	166000	1270	0	6	1954	4	7500	N	N	20122 13TH AV S
2	768620	3260	05/24/01	177550	1270	0	6	1954	4	8000	N	N	20206 13TH AV S
2	768620	3305	02/08/01	169000	1270	0	6	1954	4	8000	N	N	20230 13TH AV S
2	768620	5190	07/24/02	146000	1270	0	6	1954	3	7700	N	N	20703 15TH AV S
2	294600	3760	07/12/01	155000	1290	0	6	1985	3	9188	N	N	20713 11TH AV S
2	789320	7925	10/27/01	159000	1290	0	6	1954	3	7100	N	N	20020 3RD AV S
2	768620	3480	04/28/01	164000	1300	0	6	1954	4	8000	N	N	1232 S 204TH ST
2	768620	3980	12/21/01	164800	1300	0	6	1954	4	8000	N	N	20406 13TH AV S
2	612360	0205	02/14/02	184000	1310	0	6	1953	3	7597	N	N	305 S 199TH ST
2	789320	1810	11/07/01	153000	1350	0	6	1962	3	5000	N	N	20618 5TH AV S
2	432470	0060	10/21/02	170000	1360	0	6	1955	3	8978	N	N	3049 S 201ST ST
2	294600	2330	04/13/01	187500	1410	0	6	1936	4	13750	N	N	20403 DES MOINES MEMORIAL DR S

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	432470	0105	02/05/02	162000	1410	0	6	1956	3	8350	N	N	3016 S 202ND ST
2	359600	0020	04/19/02	265000	1490	610	6	1980	3	10000	Y	N	20826 9TH AV S
2	344500	0236	11/14/02	222000	1730	0	6	1967	3	16547	N	N	20712 25TH AV S
2	768620	3220	08/25/01	171300	1740	0	6	1955	3	6900	N	N	20231 14TH AV S
2	789320	5300	08/28/02	185250	860	290	7	1955	3	7500	N	N	20219 3RD AV S
2	508310	0050	06/13/02	167500	920	0	7	1955	4	8850	N	N	21138 31ST AV S
2	294600	0421	07/19/01	165550	940	0	7	1962	3	6500	N	N	20103 8TH AV S
2	294600	2270	01/17/01	182000	940	470	7	1955	4	7750	N	N	1016 S 206TH ST
2	789320	2550	05/13/02	175000	950	0	7	1961	3	7525	N	N	20635 2ND AV S
2	092204	9371	03/28/01	161150	990	0	7	1963	3	9634	N	N	20815 25TH AV S
2	789380	8205	07/30/01	167000	990	0	7	1959	3	8062	N	N	20825 1ST PL S
2	092204	9339	05/15/02	173350	1010	0	7	1962	3	8576	N	N	20822 25TH AV S
2	200820	0090	04/24/01	156000	1010	0	7	1962	3	27271	N	N	21402 13TH AV S
2	359600	0017	01/16/01	176505	1010	820	7	1955	4	6695	Y	N	20805 10TH AV S
2	508300	0350	09/19/01	179000	1010	0	7	1955	3	23680	Y	N	3004 S 212TH ST
2	768620	4970	03/09/02	159000	1010	0	7	1960	4	10000	N	N	20621 12TH PL S
2	789320	5190	08/23/02	197000	1010	580	7	1956	3	6250	N	N	301 S 202ND ST
2	789320	7970	01/26/01	161250	1010	0	7	1954	4	7200	N	N	20013 3RD AV S
2	294600	1710	12/12/01	161250	1020	0	7	1957	4	6250	N	N	746 S 204TH ST
2	508300	0075	04/29/02	163000	1020	0	7	1956	3	9720	N	N	21203 32ND AV S
2	508300	0270	08/13/01	189900	1020	520	7	1956	3	10350	N	N	3104 S 211TH ST
2	789320	5670	05/02/02	203000	1020	450	7	1958	3	6375	N	N	20204 1ST AV S
2	789380	7710	01/24/02	159950	1020	0	7	1958	3	5375	N	N	20819 4TH AV S
2	864400	0190	01/10/02	198000	1020	380	7	1960	4	11322	N	N	20352 34TH AV S
2	294600	0165	03/19/02	195000	1040	860	7	1958	4	8063	N	N	904 S 201ST ST
2	789320	5441	09/18/01	190000	1050	570	7	1955	3	6500	N	N	20211 2ND AV S
2	789320	6566	06/14/02	220000	1050	700	7	1961	4	6450	N	N	20116 4TH PL S
2	789320	7513	06/25/02	209250	1050	480	7	1973	3	5850	N	N	20017 6TH AV S
2	294600	1390	05/25/01	193950	1070	570	7	1961	4	9725	N	N	20315 10TH AV S
2	294600	3225	04/17/01	231000	1070	0	7	1950	4	14375	Y	N	758 S 208TH ST

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	508300	0260	04/30/01	173500	1070	390	7	1957	3	9709	N	N	3120 S 211TH ST
2	789320	7675	05/18/01	225000	1070	570	7	1967	3	6250	N	N	20016 4TH PL S
2	294600	4062	08/14/02	166000	1080	0	7	2001	3	2114	N	N	20603 12TH AV S
2	294600	4062	07/03/01	159950	1080	0	7	2001	3	2114	N	N	20603 12TH AV S
2	864400	0070	06/20/02	205000	1080	520	7	1960	3	8470	N	N	3410 S 203RD ST
2	294600	2750	02/09/01	173000	1090	120	7	1959	3	7500	N	N	20636 10TH AV S
2	789380	7926	03/11/02	170000	1090	0	7	1957	3	6450	N	N	20810 2ND AV S
2	200800	0180	06/19/01	168000	1100	0	7	1961	3	9711	N	N	21214 14TH AV S
2	294600	2170	04/18/02	225000	1100	740	7	1961	4	11225	N	N	20411 10TH AV S
2	294600	3705	11/01/02	222000	1100	340	7	1956	3	6105	Y	N	1022 S 208TH ST
2	789320	0625	06/26/02	220000	1100	730	7	1957	4	7500	N	N	20720 4TH AV S
2	789320	0940	01/04/01	163000	1100	0	7	1954	3	8160	N	N	512 S 208TH ST
2	789320	3725	09/26/01	214950	1100	500	7	1980	3	7500	N	N	20413 5TH AV S
2	789380	0375	08/27/02	237817	1100	400	7	1982	3	7500	Y	N	21403 4TH PL S
2	789320	7740	03/13/02	180000	1110	570	7	1967	3	5000	N	N	20011 4TH PL S
2	931531	0130	08/22/02	159500	1110	0	7	1969	3	8320	N	N	1120 S 211TH PL
2	789320	0710	12/04/02	205000	1120	960	7	1963	3	7500	N	N	20719 4TH PL S
2	789320	0035	12/26/02	182000	1130	0	7	1963	3	5375	N	N	20703 1ST PL S
2	789320	0840	06/21/02	168500	1140	0	7	1955	3	7500	N	N	20703 5TH AV S
2	789380	7575	01/19/01	175000	1140	0	7	1960	3	13225	N	N	20837 4TH PL S
2	294600	2914	11/26/01	239500	1150	1150	7	1970	4	6200	Y	N	20630 9TH AV S
2	359600	0340	01/21/02	229950	1150	260	7	1969	3	7590	Y	N	747 S 209TH ST
2	789320	1040	06/17/02	187500	1150	0	7	1988	3	6500	N	N	604 S 208TH ST
2	789380	4325	03/27/02	297000	1150	1150	7	1967	5	11287	Y	N	21003 6TH AV S
2	093700	0130	06/05/02	179000	1160	0	7	1960	3	11222	N	N	3411 S 201ST ST
2	789320	1515	05/09/01	170000	1160	0	7	1959	3	11287	N	N	20634 7TH AV S
2	789380	5452	10/18/02	199000	1160	800	7	1966	3	6375	N	N	20924 1ST AV S
2	501820	0135	09/27/01	184000	1180	400	7	1949	3	8411	N	N	21458 30TH AV S
2	768620	2610	12/28/01	199000	1180	700	7	1966	4	8000	Y	N	20136 13TH AV S
2	092204	9271	03/16/01	200000	1190	460	7	1961	3	9583	Y	N	21248 29TH AV S

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	092204	9272	06/13/01	224950	1190	650	7	1961	4	9583	Y	N	21240 29TH AV S
2	501820	0035	02/21/02	213500	1190	1190	7	1959	3	10096	N	N	21415 29TH AV S
2	789320	3650	03/23/01	171400	1190	0	7	1958	3	8062	N	N	20422 4TH PL S
2	789320	2185	08/27/01	215000	1200	600	7	1963	3	9137	N	N	20619 4TH AV S
2	789320	2685	09/27/01	189000	1200	400	7	1953	3	7500	N	N	20621 1ST PL S
2	789320	2745	06/27/01	151000	1210	0	7	1952	3	6375	N	N	20608 1ST AV S
2	092204	9338	02/09/01	154000	1220	0	7	1961	3	8576	N	N	20812 25TH AV S
2	200800	0420	12/20/02	230000	1220	1220	7	1962	3	10179	N	N	21205 15TH AV S
2	670600	0150	01/30/01	213000	1220	1130	7	1960	4	7530	N	N	455 S 199TH ST
2	789320	2405	08/01/02	234950	1220	140	7	1963	3	8000	N	N	207 S 206TH ST
2	789320	4005	07/10/01	160000	1220	0	7	1961	3	7500	N	N	20438 6TH AV S
2	501820	0115	04/09/01	158000	1230	0	7	1964	3	8855	Y	N	21430 29TH AV S
2	789320	5065	10/09/02	188200	1230	0	7	1962	3	7500	N	N	20220 4TH AV S
2	789320	6425	10/22/02	176000	1230	0	7	1954	3	6450	N	N	20124 4TH AV S
2	931531	0060	02/26/02	169950	1230	0	7	1969	3	8556	N	N	1157 S 210TH ST
2	286830	0090	11/09/02	203000	1240	0	7	1956	3	30150	Y	N	954 S 211TH ST
2	508300	0345	03/14/02	187000	1260	200	7	1956	3	12430	N	N	3008 S 212TH ST
2	612360	0215	11/09/01	162000	1260	0	7	1953	3	8350	N	N	19903 4TH AV S
2	789320	5810	11/20/02	167500	1260	0	7	1954	3	8500	N	N	20134 1ST AV S
2	789380	7120	09/06/02	239000	1260	740	7	1958	3	13000	Y	N	20833 7TH AV S
2	789320	4195	01/25/02	163500	1270	0	7	1958	3	7500	N	N	717 S 204TH ST
2	789380	7421	02/15/02	176900	1270	0	7	1960	3	9875	N	N	20835 5TH AV S
2	508300	0085	07/26/01	159000	1280	0	7	1956	3	9450	N	N	21215 32ND AV S
2	789380	5574	04/12/01	269950	1280	760	7	1964	4	8475	N	N	20911 2ND AV S
2	286830	0005	08/13/01	312000	1290	600	7	1956	5	16000	Y	N	801 S 210TH ST
2	864400	0220	10/09/01	179000	1290	0	7	1960	3	10081	N	N	20333 34TH AV S
2	032204	9078	10/29/01	169000	1300	0	7	1960	3	8348	N	N	3307 S 200TH ST
2	175320	0050	02/28/02	198000	1300	640	7	1962	3	14742	N	N	1324 S 210TH ST
2	294600	0751	01/02/01	166000	1300	0	7	1958	3	14000	N	N	1002 S 202ND ST
2	789320	3330	07/02/02	225000	1300	0	7	1966	4	8062	N	N	20428 3RD AV S

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	294600	0220	03/10/01	159500	1310	0	7	1957	3	8000	N	N	824 S 201ST ST
2	789320	3990	08/28/01	168480	1320	0	7	1962	3	7000	N	N	20430 6TH AV S
2	501820	0040	05/30/01	190000	1330	700	7	1958	3	10085	N	N	21405 29TH AV S
2	508300	0440	07/19/01	162000	1330	0	7	1955	4	9450	N	N	21224 30TH AV S
2	508310	0045	12/27/02	185000	1330	0	7	1955	3	9855	N	N	21130 31ST AV S
2	789380	6645	04/05/01	255000	1350	1090	7	1956	4	12500	Y	N	20916 7TH AV S
2	359600	0496	12/20/02	250000	1370	1000	7	1961	3	6600	Y	N	810 S 210TH ST
2	789320	6195	05/08/01	206000	1370	0	7	1958	4	7500	N	N	20127 3RD AV S
2	789380	6560	09/10/02	305000	1370	760	7	1965	4	7500	Y	N	20909 7TH AV S
2	789380	6560	07/19/01	272000	1370	760	7	1965	4	7500	Y	N	20909 7TH AV S
2	200800	0190	10/22/02	193450	1380	0	7	1962	4	9711	N	N	21222 14TH AV S
2	032204	9098	05/13/02	162000	1390	0	7	1967	3	10125	N	N	3256 S 204TH ST
2	768620	4335	12/04/01	196000	1400	1300	7	1956	3	11500	N	N	20424 12TH AV S
2	789320	0565	06/15/01	209000	1400	550	7	1957	4	7500	N	N	20729 4TH AV S
2	931530	0300	04/02/02	169000	1410	0	7	1969	3	7420	N	N	21040 12TH AV S
2	294600	0872	12/12/02	205000	1420	0	7	1954	3	13000	N	N	1021 S 201ST ST
2	789320	5560	06/28/01	167300	1420	0	7	1955	3	6400	N	N	20230 1ST PL S
2	789380	6185	11/04/02	234950	1430	600	7	1955	3	10000	N	N	20928 4TH PL S
2	294600	0270	02/06/01	151000	1440	0	7	1957	4	7203	N	N	20010 8TH AV S
2	294600	2480	06/13/01	200500	1440	0	7	2001	3	6875	N	N	20402 DES MOINES MEMORIAL DR S
2	032204	9082	11/16/01	166500	1450	0	7	1960	3	8400	N	N	3213 S 200TH ST
2	789380	4565	03/07/01	222000	1450	300	7	1968	3	7632	Y	N	431 S 210TH ST
2	789320	2760	09/04/02	194000	1480	0	7	1953	3	8500	N	N	20618 1ST AV S
2	864400	0260	12/11/01	175000	1490	0	7	1961	3	8400	N	N	3213 S 203RD ST
2	789320	0435	10/16/01	155000	1500	0	7	1955	3	10725	N	N	20704 3RD AV S
2	931530	0350	09/17/02	172000	1500	0	7	1969	3	8308	N	N	21004 12TH AV S
2	286830	0130	01/17/01	206750	1600	0	7	2001	3	16280	N	N	21103 11TH AV S
2	768620	2121	10/18/01	195000	1600	900	7	1980	4	6250	N	N	20007 12TH PL S
2	789320	3350	08/23/01	186950	1630	0	7	1959	3	10750	N	N	306 S 206TH ST
2	768620	5375	08/20/01	239995	1700	700	7	1991	3	13438	Y	N	20707 14TH AV S

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	864400	0270	06/28/01	199000	1710	0	7	1960	4	8714	N	N	3205 S 203RD ST
2	789380	4265	01/25/02	340000	1820	660	7	1960	4	10750	Y	N	21016 6TH AV S
2	789320	1103	10/15/01	225000	1830	0	7	1989	3	7624	N	N	20736 7TH AV S
2	768620	4350	05/30/01	197000	1850	0	7	1965	4	7500	N	N	20430 12TH AV S
2	294600	3385	04/12/02	290000	1910	550	7	1956	5	10000	Y	N	816 S 208TH ST
2	789380	6110	02/21/01	264950	2010	0	7	1987	3	7500	Y	N	20925 4TH PL S
2	923740	0030	04/11/01	235000	1540	970	8	1964	3	8050	Y	N	906 S 206TH ST
2	789380	5700	12/12/01	260000	1640	0	8	1969	4	10750	Y	N	20924 2ND AV S
2	789380	2685	02/13/02	349500	2160	0	8	1989	3	5020	Y	N	21239 OCCIDENTAL AV S
8	443800	0055	09/19/02	147500	700	0	6	1953	4	7200	N	N	825 S 194TH ST
8	443800	0155	11/14/02	134500	700	0	6	1953	3	7034	N	N	803 S 195TH ST
8	443880	0180	11/01/02	150000	720	0	6	1954	3	7200	N	N	308 S 184TH ST
8	443800	0225	12/06/01	139950	730	0	6	1953	4	6500	N	N	19422 10TH AV S
8	443800	0125	04/22/02	139000	860	0	6	1953	4	7200	N	N	828 S 195TH ST
8	725000	0129	12/18/02	169000	890	0	6	1940	3	8982	N	N	16203 DES MOINES MEMORIAL DR S
8	443800	0010	11/21/01	138000	910	0	6	1953	4	7150	N	N	808 S 194TH ST
8	725000	0081	05/24/02	181200	910	910	6	1955	4	6711	N	N	612 S 162ND ST
8	443800	0195	12/17/02	151000	960	0	6	1953	3	8065	N	N	851 S 195TH ST
8	612300	0020	06/24/02	188000	990	0	6	1953	4	9750	N	N	19533 2ND AV S
8	443880	0145	11/16/01	169000	1020	0	6	1954	4	8770	N	N	348 S 185TH ST
8	443800	0100	04/26/01	155000	1030	0	6	1953	4	5457	N	N	858 S 195TH ST
8	322304	9142	06/04/01	160000	1040	0	6	1950	3	10000	N	N	404 S 192ND ST
8	612360	0255	06/12/02	205000	1180	0	6	1953	4	8708	N	N	19800 3RD PL S
8	612360	0305	03/12/02	164950	1200	0	6	1953	4	11057	N	N	204 S 199TH ST
8	322304	9052	09/25/02	180000	1300	0	6	1937	3	30056	N	N	18458 8TH AV S
8	443800	0040	10/01/02	170000	1300	280	6	1953	3	6800	N	N	807 S 194TH ST
8	795760	0010	11/26/02	190000	1320	0	6	1985	3	14090	N	N	107 S 192ND ST
8	524560	0050	02/28/02	134000	800	0	7	1955	4	8683	N	N	19629 10TH AV S
8	795760	0045	10/24/01	171450	940	0	7	1954	4	13703	N	N	19255 OCCIDENTAL AV S
8	955880	0040	11/12/02	180000	940	0	7	1954	3	10000	N	N	18610 OCCIDENTAL AV S

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	955880	0040	03/12/01	165000	940	0	7	1954	3	10000	N	N	18610 OCCIDENTAL AV S
8	955880	0115	07/11/01	167500	940	0	7	1954	3	11756	N	N	169 S 187TH ST
8	524560	0125	11/19/01	161500	970	0	7	1955	4	13868	N	N	1030 S 197TH ST
8	612360	0105	07/02/01	149000	990	0	7	1953	3	8898	N	N	318 S 198TH ST
8	612360	0120	04/09/01	159400	990	0	7	1953	3	10650	N	N	19804 4TH AV S
8	254650	0090	10/28/02	188000	1010	0	7	1965	3	8625	N	N	1018 S 198TH PL
8	524560	0100	10/15/02	189000	1010	0	7	1955	3	9364	N	N	19620 10TH AV S
8	612240	0010	10/25/01	196000	1010	500	7	1953	3	8400	N	N	19211 3RD AV S
8	612100	0100	08/15/01	203000	1030	740	7	1960	4	7980	N	N	460 S 190TH ST
8	612300	0370	07/22/02	193000	1030	1030	7	1955	4	9656	N	N	19311 4TH AV S
8	612380	0040	03/08/01	190000	1040	1010	7	1958	3	9008	N	N	19210 4TH AV S
8	612380	0060	02/20/02	208000	1040	1010	7	1958	3	8129	N	N	19234 4TH AV S
8	507400	0130	07/10/02	165000	1050	0	7	1954	3	11040	N	N	209 S 182ND ST
8	612240	0095	08/08/02	186000	1050	0	7	1953	4	8400	N	N	324 S 193RD ST
8	443880	0175	09/26/01	169950	1060	0	7	1954	4	7200	N	N	314 S 184TH ST
8	322304	9245	05/29/02	165000	1070	0	7	1965	3	8425	N	N	18437 8TH AV S
8	612390	0130	09/28/01	223500	1070	700	7	1960	3	8539	N	N	19247 5TH AV S
8	778990	0065	07/27/01	176000	1070	0	7	1957	3	7479	N	N	642 S 195TH ST
8	201500	0080	09/20/01	177000	1080	0	7	1963	3	9017	N	N	506 S 188TH ST
8	322304	9148	05/24/01	200000	1080	500	7	1979	3	8700	N	N	322 S 180TH CT
8	725000	0125	02/22/02	215000	1090	0	7	1942	4	14328	N	N	455 S 162ND ST
8	013400	0140	09/23/02	175000	1100	360	7	1960	3	8418	N	N	17763 10TH AV S
8	955780	0080	12/12/01	183200	1110	0	7	1965	4	10514	N	N	18620 7TH AV S
8	085380	0085	06/29/01	206000	1120	500	7	1955	4	8599	N	N	408 S 165TH ST
8	795760	0175	05/24/01	182000	1130	0	7	1954	4	8330	N	N	19256 2ND AV S
8	292304	9372	08/28/02	201000	1140	500	7	1963	3	14374	N	N	17253 AMBAUM BL S
8	612120	0095	02/23/01	168300	1140	0	7	1952	3	9750	N	N	19318 OCCIDENTAL AV S
8	612300	0215	04/17/01	161900	1140	0	7	1953	3	10856	N	N	19318 4TH AV S
8	955880	0030	06/26/01	167000	1140	0	7	1954	3	8400	N	N	18719 OCCIDENTAL AV S
8	121470	0150	03/12/02	239500	1150	1000	7	1963	3	8188	N	N	15806 5TH PL S

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	024600	0010	03/15/01	164800	1160	0	7	1956	4	8461	N	N	19332 8TH AV S
8	612300	0185	06/07/02	224500	1170	500	7	1955	4	9582	N	N	19536 4TH AV S
8	350980	0140	08/17/01	169500	1180	0	7	1963	3	8640	N	N	19051 8TH AV S
8	612100	0140	05/14/02	185000	1180	0	7	1960	3	8942	N	N	434 S 190TH ST
8	612120	0025	07/03/02	192500	1180	340	7	1953	4	9750	N	N	19335 OCCIDENTAL AV S
8	725000	0115	02/08/02	205000	1190	1020	7	1950	3	26370	N	N	16009 DES MOINES MEMORIAL DR S
8	121470	0170	10/24/02	231500	1200	1000	7	1963	3	8424	N	N	15822 5TH PL S
8	201500	0270	08/16/01	212500	1200	1070	7	1961	3	8545	N	N	18822 5TH AV S
8	955820	0235	03/27/01	168000	1200	0	7	1954	3	8376	N	N	18416 2ND AV S
8	363900	0176	06/24/02	239500	1210	810	7	1959	3	12000	N	N	17023 4TH AV S
8	085380	0040	07/12/02	226250	1240	410	7	1955	4	9341	N	N	16546 4TH AV S
8	524540	0200	01/08/01	175000	1240	320	7	1955	4	9020	N	N	601 S 198TH ST
8	612180	0150	02/06/02	166500	1240	0	7	1954	3	9750	N	N	19602 4TH AV S
8	363900	0070	11/27/01	192518	1250	0	7	1957	4	10464	N	N	16832 4TH AV S
8	795760	0180	10/22/01	205450	1250	500	7	1958	3	7260	N	N	19306 2ND AV S
8	955880	0170	09/26/01	185000	1250	0	7	1954	4	10126	N	N	18714 3RD AV S
8	085400	0170	03/22/01	206000	1270	0	7	1956	3	7979	N	N	227 S 167TH ST
8	955880	0165	05/22/01	171250	1270	0	7	1954	4	10093	N	N	18720 3RD AV S
8	507400	0260	09/06/02	224500	1280	0	7	1961	3	11040	N	N	227 S 183RD ST
8	955820	0125	05/03/02	195000	1280	0	7	1954	3	8418	N	N	18414 OCCIDENTAL AV S
8	507170	0040	04/04/01	242500	1290	600	7	1960	3	8638	N	N	17819 2ND AV S
8	201500	0260	10/22/02	225000	1300	0	7	1961	3	9152	N	N	18830 5TH AV S
8	809780	0090	05/16/01	189950	1300	0	7	1960	4	8360	N	N	19617 7TH AV S
8	085380	0045	09/16/02	223000	1310	900	7	1955	4	8850	N	N	16540 4TH AV S
8	523640	0035	08/08/02	248500	1310	840	7	1959	3	9755	N	N	242 S 171ST ST
8	507400	0150	07/05/02	169999	1320	0	7	1961	3	11040	N	N	249 S 182ND ST
8	202304	9209	09/07/01	190000	1340	0	7	1964	4	9232	N	N	566 S 158TH ST
8	202304	9160	01/26/01	218000	1350	1350	7	1950	5	10575	N	N	15803 DES MOINES MEMORIAL DR S
8	507150	0110	03/25/02	179000	1350	0	7	1966	3	8086	N	N	606 S 188TH ST
8	670600	0040	12/13/02	239950	1350	650	7	1960	4	10679	N	N	434 S 199TH ST

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	292304	9286	08/28/02	215900	1380	0	7	1956	3	8276	N	N	16818 AMBAUM BL S
8	322304	9131	10/23/02	250000	1390	610	7	1990	3	11650	N	N	18021 2ND PL S
8	085400	0155	06/13/01	205000	1400	0	7	1956	3	7582	N	N	16725 3RD AV S
8	201500	0170	08/24/01	184000	1400	0	7	1961	4	8905	N	N	18904 4TH AV S
8	201500	0300	05/21/02	217500	1400	0	7	1962	4	8941	N	N	18804 5TH AV S
8	322304	9143	03/19/02	176500	1400	0	7	1953	3	7500	N	N	18015 OCCIDENTAL AV S
8	507150	0055	04/25/02	170000	1400	0	7	1966	3	8790	N	N	637 S 188TH ST
8	612120	0125	06/19/02	198000	1400	0	7	1953	3	9750	N	N	19362 OCCIDENTAL AV S
8	500720	0045	10/11/01	187000	1410	0	7	1955	4	8468	N	N	660 S 194TH ST
8	523640	0030	12/13/01	233000	1410	220	7	1955	3	9757	N	N	236 S 171ST ST
8	024600	0021	07/01/02	165000	1430	0	7	1962	3	9000	N	N	19323 9TH AV S
8	085400	0260	08/19/02	210000	1430	0	7	1955	3	8395	N	N	16539 4TH AV S
8	122550	0040	08/01/01	175000	1440	0	7	1965	3	8150	N	N	1012 S 147TH ST
8	358525	0020	02/27/01	234950	1440	0	7	1997	3	7330	N	N	234 S 163RD PL
8	363900	0135	08/16/02	246000	1450	580	7	1956	3	9360	N	N	16829 4TH AV S
8	523640	0060	04/22/02	234500	1450	0	7	1976	3	9769	N	N	211 S 171ST ST
8	085400	0070	03/14/02	200000	1460	0	7	1956	3	12100	N	N	196 S 167TH ST
8	322304	9217	06/20/02	183450	1460	0	7	1960	3	8450	N	N	18700 4TH AV S
8	085400	0225	05/10/02	215000	1470	0	7	1955	3	8395	N	N	16728 3RD AV S
8	520620	0020	04/24/01	189000	1470	0	7	1953	3	10710	N	N	636 S 200TH ST
8	612180	0010	03/26/01	159950	1470	0	7	1952	3	9750	N	N	208 S 197TH ST
8	350980	0100	09/10/01	193500	1490	0	7	1965	4	9436	N	N	19024 7TH AV S
8	322304	9185	10/25/02	234950	1520	0	7	1958	4	11394	N	N	18060 2ND PL S
8	725000	0128	06/21/01	220000	1520	510	7	1948	4	15745	N	N	465 S 162ND ST
8	322304	9175	04/16/02	187000	1530	0	7	1956	3	10761	N	N	607 S 176TH ST
8	085380	0060	02/20/02	215000	1580	0	7	1954	4	8850	N	N	16520 4TH AV S
8	363900	0120	02/07/02	215000	1600	1160	7	1956	4	9840	N	N	16805 4TH AV S
8	278140	0170	04/25/01	197000	1620	0	7	1970	3	8498	N	N	645 S 189TH ST
8	322304	9110	04/10/01	194500	1660	0	7	1991	3	8200	N	N	18009 OCCIDENTAL AV S
8	085380	0150	11/20/02	216000	1670	0	7	1955	3	8533	N	N	16522 5TH AV S

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	201500	0280	07/24/01	186000	1690	0	7	1962	3	8545	N	N	18816 5TH AV S
8	955820	0195	03/19/01	172500	1720	0	7	1954	3	9474	N	N	228 S 186TH ST
8	932099	0170	09/04/01	230000	1730	0	7	1999	3	4290	N	N	420 S 191ST PL
8	612300	0365	09/27/01	211000	1740	340	7	1954	3	12108	N	N	19317 4TH AV S
8	932300	0110	09/23/02	251600	1740	0	7	1999	3	7219	N	N	610 S 193RD PL
8	507400	0145	05/17/02	220000	1840	0	7	1955	3	11040	N	N	231 S 182ND ST
8	379750	0045	09/27/02	220900	1900	0	7	1958	4	10584	N	N	405 S 182ND ST
8	292304	9381	04/22/02	219000	2010	0	7	1963	3	9794	N	N	16754 4TH AV S
8	725000	0155	01/24/02	213000	2050	320	7	1947	3	43560	N	N	16255 DES MOINES MEMORIAL DR S
8	612300	0160	09/25/02	203000	2180	0	7	1953	3	13328	N	N	201 S 196TH ST
8	932300	0270	08/23/02	274500	2300	0	7	1999	3	7650	N	N	19201 6TH AV S
8	932300	0250	03/13/01	290000	2310	0	7	1999	3	6802	N	N	604 S 192ND PL
8	292304	9295	01/11/02	229950	2420	0	7	1959	4	11881	N	N	16469 AMBAUM BL S
8	292304	9295	07/03/01	215000	2420	0	7	1959	4	11881	N	N	16469 AMBAUM BL S
8	524540	0075	06/01/01	235000	2510	0	7	1955	4	9114	N	N	19602 6TH AV S
8	932300	0030	09/10/01	295500	2610	0	7	1999	3	8473	N	N	19316 6TH AV S
8	020020	0180	06/21/02	220100	1390	640	8	1979	3	10300	N	N	218 S 172ND PL
8	259716	0170	11/29/01	308000	1610	760	8	1995	3	7600	N	N	508 S 195TH PL
8	259716	0010	08/09/02	262500	1650	0	8	1994	3	7988	N	N	19521 5TH AV S
8	259716	0390	11/13/01	262500	1780	0	8	1995	3	7200	N	N	510 S 196TH ST
8	259716	0250	07/26/02	266000	1810	0	8	1995	3	7504	N	N	19331 6TH AV S
8	666700	0060	10/28/02	285000	1830	0	8	1959	4	14300	N	N	253 S 173RD PL
8	259716	0230	10/05/01	273000	1900	0	8	1994	3	7204	N	N	19409 6TH AV S
8	259716	0260	10/18/01	290000	2050	0	8	1995	3	7200	N	N	19404 6TH AV S
8	259716	0020	08/19/02	324950	2450	0	8	1995	3	7192	N	N	19515 5TH AV S
9	538100	0082	07/27/01	139000	670	0	5	1947	4	6750	N	N	16823 40TH AV S
9	537980	2340	02/19/01	138500	680	0	5	1942	4	12225	N	N	3747 S 164TH ST
9	538100	0433	05/16/01	140000	780	0	5	1952	4	10568	N	N	17331 40TH AV S
9	538100	0465	01/17/02	153500	950	0	5	1947	4	17500	N	N	3602 S 175TH ST
9	024000	0410	05/10/02	142950	1215	0	5	1932	4	10199	N	N	3522 S 200TH ST

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	537980	5820	01/14/02	222000	1240	0	5	1947	4	27500	N	N	4404 S 175TH ST
9	443560	0230	11/26/02	145325	780	0	6	1943	3	8700	N	N	17326 33RD AV S
9	537980	0840	12/26/02	151000	820	0	6	1950	3	8412	N	N	16014 MILITARY RD S
9	024100	0050	03/20/01	153500	850	0	6	1967	3	7900	N	N	4017 S 186TH ST
9	100120	0015	01/17/02	139500	910	0	6	1955	3	7410	N	N	19031 32ND AV S
9	537980	6265	02/28/01	146000	910	0	6	1944	3	11680	N	N	4202 S 176TH ST
9	100340	0040	03/26/01	152500	950	0	6	1955	3	8499	Y	N	3244 S 186TH ST
9	537980	3770	02/07/02	147000	970	0	6	1939	3	10700	N	N	4022 S 168TH ST
9	538100	0112	12/28/01	154400	970	0	6	1964	4	8400	N	N	3724 S 170TH ST
9	100300	0165	05/15/01	142000	980	0	6	1954	3	7921	N	N	3415 S 186TH ST
9	443500	0275	08/30/01	150000	980	0	6	1942	3	8700	N	N	17010 35TH AV S
9	731800	0135	03/22/02	166000	980	0	6	1955	4	8083	Y	N	18411 MILITARY RD S
9	731800	0085	02/22/02	164000	1000	0	6	1955	3	8122	Y	N	18404 49TH AV S
9	537980	6040	09/24/02	180950	1010	0	6	1954	4	13217	N	N	4259 S 173RD ST
9	537980	6195	07/16/01	156500	1030	0	6	1943	5	11680	N	N	4252 S 176TH ST
9	443500	0480	05/16/02	160000	1040	0	6	1943	4	8410	N	N	16615 35TH AV S
9	714740	0080	02/12/01	140000	1060	0	6	1955	3	8250	N	N	3856 S 177TH ST
9	443560	0225	08/13/01	178500	1070	0	6	1943	4	8700	N	N	17332 33RD AV S
9	100300	0095	08/22/02	175000	1080	0	6	1954	4	8125	N	N	3230 S 187TH ST
9	443560	0110	02/15/02	161950	1080	0	6	1943	4	8700	Y	N	17247 33RD AV S
9	443500	0050	04/08/02	157000	1100	0	6	1955	3	8410	N	N	16655 37TH AV S
9	024000	0416	04/12/01	175000	1200	0	6	1953	4	8000	N	N	3538 S 200TH ST
9	537980	0802	11/12/01	169950	1220	0	6	1933	4	8415	N	N	3739 S 160TH ST
9	537980	5020	07/23/01	203750	1270	380	6	1948	5	13700	N	N	4231 S 170TH ST
9	538100	0145	06/19/02	153150	1270	0	6	1940	3	7997	N	N	3745 S 170TH ST
9	538100	0145	07/25/01	138500	1270	0	6	1940	3	7997	N	N	3745 S 170TH ST
9	100300	0085	09/18/01	165000	1290	0	6	1954	4	8125	N	N	3218 S 187TH ST
9	100340	0220	03/26/01	156000	1300	0	6	1954	4	11652	N	N	3639 S 186TH ST
9	537980	2615	11/25/02	192990	1310	0	6	1950	3	11505	N	N	3716 S 166TH ST
9	537980	3910	08/28/02	185000	1310	0	6	1941	4	13090	N	N	4034 S 170TH ST

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	443560	0165	07/11/02	189500	1320	0	6	1943	4	9425	N	N	17303 34TH AV S
9	731800	0130	08/08/01	158000	1350	0	6	1955	4	8480	N	N	18419 MILITARY RD S
9	714740	0100	11/14/01	153000	1370	0	6	1955	3	8250	N	N	3818 S 177TH ST
9	042204	9178	06/29/01	152500	1420	0	6	1954	3	9600	N	N	19831 32ND AV S
9	272304	9069	01/22/02	160000	1430	0	6	1955	3	8958	N	N	3215 S 170TH ST
9	443560	0090	12/31/02	199950	1450	0	6	1943	4	8700	N	N	17223 33RD AV S
9	443500	0250	01/18/01	139500	1470	0	6	1942	2	8700	N	N	17040 35TH AV S
9	023900	0025	10/07/02	180000	1540	0	6	1980	3	11022	N	N	4517 S 192ND LN
9	100300	0180	09/09/02	192000	1540	0	6	1954	4	8255	N	N	3243 S 186TH ST
9	100340	0215	03/07/01	181000	1550	0	6	1954	4	8630	N	N	3631 S 186TH ST
9	443500	0700	05/02/01	175000	1560	0	6	1942	4	8700	N	N	17047 34TH AV S
9	537980	5740	01/24/01	168000	1580	0	6	1947	4	15239	Y	N	17325 MILITARY RD S
9	443500	0045	12/11/02	196500	1610	0	6	1947	3	8410	N	N	16649 37TH AV S
9	342304	9087	08/09/01	227250	1630	1000	6	1941	5	30031	N	N	18646 39TH AV S
9	537980	3796	06/21/01	203150	1730	0	6	1961	4	10960	N	N	4007 S 168TH ST
9	537980	1972	03/15/02	207950	900	500	7	1954	4	8580	N	N	3203 S 164TH ST
9	342304	9286	05/29/01	148000	980	0	7	1963	3	10497	N	N	18220 42ND AV S
9	023640	0310	01/15/02	150000	1000	0	7	1959	3	7344	N	N	18826 33RD AV S
9	100360	0080	11/25/02	164415	1010	0	7	1955	3	9625	N	N	3807 S 182ND ST
9	432500	0110	08/12/02	219500	1010	1000	7	1958	4	8470	Y	N	4313 S 181ST ST
9	537980	6600	08/09/01	152500	1010	0	7	1955	3	7121	N	N	3361 S 175TH ST
9	714740	0040	09/03/02	210000	1010	500	7	1956	5	8250	N	N	3809 S 176TH ST
9	537980	4965	03/21/01	157000	1020	0	7	1954	3	9600	N	N	17022 40TH AV S
9	207640	0060	09/20/02	193000	1030	640	7	1959	3	9600	Y	N	19028 46TH AV S
9	537980	2172	08/08/01	166500	1040	0	7	1956	3	8832	N	N	16438 32ND AV S
9	714760	0205	12/05/02	187000	1040	0	7	1957	3	8062	N	N	17816 38TH AV S
9	538100	0225	12/26/02	182500	1060	0	7	1963	3	12800	N	N	17226 35TH AV S
9	714780	0030	06/12/01	159000	1060	0	7	1955	3	9720	N	N	18045 42ND AV S
9	432500	0125	08/14/01	175000	1070	0	7	1958	3	8450	N	N	18120 43RD AV S
9	342304	9131	06/18/01	220000	1090	310	7	1979	4	8712	N	N	3439 S 190TH CT

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	342304	9168	09/24/02	160000	1090	0	7	1955	3	7405	N	N	19072 32ND AV S
9	537980	5835	05/01/02	240000	1090	820	7	1983	3	9000	N	N	4266 S 175TH ST
9	342304	9335	12/10/02	200000	1100	0	7	1979	3	7840	N	N	3440 S 190TH CT
9	432640	0035	06/27/01	174950	1100	0	7	1957	3	15961	N	N	18041 MILITARY RD S
9	538100	0241	02/01/01	183700	1100	0	7	1963	4	15175	N	N	3521 S 172ND ST
9	714760	0260	05/21/02	179950	1100	400	7	1957	3	10400	N	N	17810 41ST AV S
9	714780	0055	08/21/02	179950	1100	0	7	1955	3	10500	N	N	18020 42ND AV S
9	156560	0060	05/22/01	190000	1110	540	7	1964	3	10125	N	N	4238 S 185TH ST
9	714820	0010	11/02/02	200000	1110	240	7	1957	3	8700	N	N	18127 46TH AV S
9	432500	0050	06/20/01	169950	1120	0	7	1959	3	8800	N	N	18104 45TH AV S
9	342304	9230	10/08/02	189950	1130	0	7	1959	3	9749	Y	N	4433 S 176TH ST
9	432500	0065	10/28/02	169990	1150	0	7	1959	3	8694	N	N	18128 45TH AV S
9	537980	6430	09/26/01	206000	1150	690	7	1966	4	9795	N	N	3804 S 176TH ST
9	538100	0245	12/07/02	158000	1150	0	7	1963	3	9025	N	N	3529 S 172ND ST
9	342304	9312	03/23/01	207000	1190	310	7	1956	3	10018	N	N	4030 S 186TH ST
9	537980	1635	02/07/01	158000	1190	0	7	1961	3	8750	N	N	3425 S 162ND ST
9	714820	0075	04/19/01	157000	1190	0	7	1957	3	8978	N	N	18120 46TH AV S
9	023660	0060	09/05/01	223000	1200	420	7	1961	3	7277	N	N	18945 34TH PL S
9	537980	2075	04/15/01	214000	1200	440	7	1959	3	7705	N	N	3312 S 166TH ST
9	538040	0015	03/10/01	178000	1200	0	7	1952	4	8700	N	N	16910 33RD AV S
9	538100	0372	07/18/01	175000	1200	0	7	1968	3	10000	N	N	3435 S 173RD ST
9	570200	0010	07/01/02	227500	1200	690	7	1957	3	12200	Y	N	17714 46TH AV S
9	184000	0085	07/02/01	240000	1220	980	7	1957	4	10245	N	N	17917 48TH AV S
9	538100	0088	11/05/02	198000	1220	600	7	1960	3	11520	N	N	16831 40TH AV S
9	184020	0020	05/16/02	195000	1230	650	7	1959	3	8945	Y	N	17924 MILITARY RD S
9	342304	9137	03/19/02	206500	1230	170	7	1964	4	9782	Y	N	4429 S 176TH ST
9	884930	0070	11/13/01	230000	1240	760	7	1982	3	7941	Y	N	18028 51ST AV S
9	207680	0170	06/28/02	200000	1250	580	7	1959	3	9764	N	N	19026 47TH AV S
9	537980	6102	03/18/02	235000	1250	770	7	1964	5	9490	Y	N	4610 S 176TH ST
9	873280	0010	03/06/02	205000	1250	500	7	1967	3	9103	N	N	18404 42ND AV S

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	342304	9283	08/20/02	207950	1260	320	7	1962	3	7425	N	N	18243 46TH PL S
9	538100	0012	08/23/02	248500	1260	550	7	1995	3	7244	N	N	6620 37TH LN S
9	023800	0242	03/27/01	209900	1270	850	7	1967	3	9005	N	N	3717 S 189TH PL
9	024000	0368	08/28/01	195000	1270	0	7	1965	4	9514	N	N	19907 33RD AV S
9	184000	0160	08/27/02	201800	1270	300	7	1957	3	8807	Y	N	17920 48TH AV S
9	714760	0120	03/29/01	154950	1290	0	7	1957	3	9702	N	N	17724 38TH AV S
9	784420	0050	12/04/01	239000	1300	700	7	1986	3	7900	N	N	3202 S 194TH ST
9	184030	0130	11/11/02	194000	1320	0	7	1960	3	9500	N	N	17903 51ST AV S
9	537980	5885	12/18/01	194000	1320	0	7	1993	3	7200	N	N	17412 42ND LN S
9	538100	0121	05/14/01	179900	1320	0	7	1963	3	12500	N	N	3704 S 170TH ST
9	884930	0020	10/04/02	213100	1320	480	7	1982	3	7941	Y	N	18130 51ST AV S
9	884930	0140	02/22/01	229000	1320	1080	7	1983	3	9768	Y	N	18012 50TH AV S
9	023800	0023	08/08/02	160000	1330	0	7	1967	3	7349	N	N	19039 46TH AV S
9	714850	0035	02/16/01	169950	1340	0	7	1958	3	9045	N	N	18244 45TH AV S
9	184020	0050	11/27/02	230200	1350	930	7	1959	4	9000	Y	N	17931 50TH AV S
9	023640	0200	10/22/01	199000	1370	930	7	1960	3	7344	N	N	3326 S 192ND ST
9	023900	0522	02/28/02	217500	1380	0	7	1958	3	15757	Y	N	4615 S 192ND ST
9	272304	9094	09/18/02	165000	1380	0	7	1959	3	10185	N	N	17234 32ND AV S
9	432640	0015	06/04/01	164500	1380	0	7	1957	3	11407	Y	N	18017 MILITARY RD S
9	433600	0035	08/29/01	229950	1380	420	7	1963	3	28258	N	N	16650 32ND AV S
9	537980	6170	07/08/02	172000	1380	0	7	1956	3	10160	Y	N	4409 S 175TH ST
9	784420	0155	12/12/02	246000	1380	880	7	1963	4	9375	N	N	19210 34TH AV S
9	807680	0055	04/27/01	181500	1380	0	7	1958	4	8710	N	N	16860 31ST AV S
9	432730	0030	03/12/01	165950	1390	0	7	1958	3	9621	N	N	4228 S 183RD ST
9	538100	0191	08/22/02	148000	1390	0	7	1955	2	9425	N	N	17032 37TH AV S
9	884930	0280	10/08/01	229950	1390	580	7	1983	3	7208	Y	N	4925 S 181ST PL
9	023640	0320	09/28/02	185000	1400	0	7	1959	3	7242	N	N	18818 33RD AV S
9	784420	0055	05/22/02	175000	1410	0	7	1954	3	8750	N	N	19202 33RD AV S
9	432510	0005	07/17/02	191500	1430	0	7	1958	3	8465	Y	N	17917 43RD AV S
9	714850	0085	12/20/01	200000	1430	0	7	1958	4	10127	N	N	18207 45TH AV S

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	714760	0125	10/16/01	172000	1440	0	7	1957	4	9220	N	N	17716 38TH AV S
9	714760	0010	03/14/02	188000	1460	0	7	1959	3	8842	N	N	17612 42ND AV S
9	432500	0105	04/30/01	245000	1470	970	7	1958	4	8470	Y	N	4321 S 181ST ST
9	272304	9087	09/24/01	176000	1480	0	7	1955	3	9321	N	N	17012 32ND AV S
9	714850	0080	05/15/01	182000	1540	0	7	1958	4	11200	N	N	18217 45TH AV S
9	024000	0412	02/19/01	265900	1550	980	7	1997	3	7200	N	N	19907 35TH LN S
9	537980	1180	02/12/02	197800	1560	140	7	1954	3	11400	N	N	3404 S 162ND ST
9	714800	0010	11/21/01	192500	1590	0	7	1956	4	10618	N	N	4220 S 177TH ST
9	100100	0030	08/28/01	177500	1600	0	7	1955	3	7072	N	N	19004 32ND AV S
9	023620	0060	05/30/01	170000	1610	0	7	1958	3	7372	N	N	3744 S 189TH PL
9	714800	0305	09/24/01	205000	1610	0	7	1956	4	10205	Y	N	17804 46TH AV S
9	538100	0261	11/22/02	184000	1630	0	7	1961	3	8925	N	N	3727 S 172ND ST
9	184000	0145	07/09/01	219950	1650	0	7	1957	4	10875	Y	N	17940 48TH AV S
9	714760	0210	09/26/01	202200	1650	0	7	1956	3	12038	N	N	17707 42ND AV S
9	538100	0402	04/30/01	160000	1680	0	7	1963	3	9167	N	N	17316 37TH PL S
9	023800	0048	02/28/02	219950	1700	0	7	1974	3	14390	N	N	19009 46TH AV S
9	342304	9074	08/30/02	229000	1700	0	7	1997	3	7200	N	N	4261 S 176TH ST
9	207680	0150	04/30/02	230000	1720	480	7	1959	3	10721	Y	N	19012 47TH AV S
9	432500	0115	11/06/01	255000	1720	1100	7	1978	3	8910	Y	N	4303 S 181ST ST
9	537980	4813	09/20/01	204000	1740	760	7	1966	3	9316	N	N	17019 MILITARY RD S
9	807680	0005	07/11/02	185400	1930	0	7	1958	3	9336	N	N	16835 31ST AV S
9	537980	2168	08/30/02	203000	1970	0	7	1956	5	8832	N	N	16432 32ND AV S
9	342304	9190	05/18/01	267500	2020	0	7	1995	3	7200	N	N	4241 S 182ND ST
9	100120	0030	05/06/02	205500	2100	0	7	1955	4	8214	N	N	19042 32ND AV S
9	100120	0040	07/12/02	226000	2140	0	7	1955	4	7732	N	N	19026 32ND AV S
9	538100	0421	01/14/02	269500	2170	0	7	2001	3	7497	N	N	17318 39TH LN S
9	613110	0010	03/29/01	229950	2350	0	7	1968	4	7325	N	N	3612 S 190TH ST
9	714850	0045	06/19/01	199500	2370	0	7	1958	4	10125	N	N	18256 45TH AV S
9	156560	0100	10/24/02	287500	2440	0	7	1991	3	12738	Y	N	4257 S 185TH ST
9	395640	0100	03/21/02	210000	1250	940	8	1962	3	7238	N	N	19115 37TH AV S

Improved Sales Used in this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	784420	0085	01/07/02	218000	1290	420	8	1959	3	8750	N	N	19244 33RD AV S
9	395640	0040	06/08/01	220000	1310	1310	8	1963	3	8984	Y	N	19100 36TH AV S
9	537980	6100	02/27/02	214000	1520	840	8	1983	3	9646	N	N	17521 MILITARY RD S
9	784420	0495	09/16/02	270400	1560	1370	8	1972	4	8748	N	N	3718 S 194TH ST
9	538040	0010	10/18/02	220000	1580	0	8	1969	3	8700	N	N	16822 33RD AV S
9	023800	0070	05/17/01	246200	1640	0	8	2001	3	7252	N	N	4430 S 189TH ST
9	177620	0010	07/19/02	322000	1650	910	8	2002	3	8999	N	N	4418 S 188TH PL
9	185350	0230	08/15/02	267000	1830	0	8	1993	3	11100	Y	N	4824 S 177TH CT
9	023800	0076	12/21/01	271000	2070	0	8	2001	3	8872	N	N	4424 S 189TH ST
9	023800	0069	04/13/01	275000	2110	0	8	2001	3	7239	N	N	4440 S 189TH ST
9	185350	0320	12/17/01	275000	2140	0	8	1997	3	8309	Y	N	4869 S 177TH CT
9	538100	0390	03/27/02	284500	2170	0	8	2001	3	10000	N	N	3605 S 173RD ST
9	538100	0391	09/27/01	279950	2170	0	8	2001	3	8000	N	N	17315 36TH LN S
9	023800	0042	07/24/02	277950	2240	0	8	2001	3	8939	Y	N	4445 S 190TH ST
9	023800	0043	03/27/02	281950	2240	0	8	2001	3	9073	Y	N	4465 S 190TH ST
9	885805	0150	01/25/02	315000	2240	0	8	1994	3	10752	N	N	17824 50TH PL S
9	023800	0078	10/15/01	307958	2250	0	8	2001	3	10057	Y	N	4416 S 189TH ST
9	024000	0357	10/01/02	289950	2270	0	8	2002	3	7350	N	N	19840 32ND AV S
9	023800	0068	04/19/01	278000	2380	0	8	2001	3	7227	N	N	4450 S 189TH ST
9	537980	1485	02/02/01	289000	2430	0	8	2000	3	11232	N	N	3235 S 162ND ST
9	024000	0354	05/30/02	299950	2530	0	8	2002	3	9100	N	N	19850 32ND AV S
9	538100	0392	10/24/01	300000	2540	0	8	2001	3	9487	N	N	17323 36TH LN S
9	538100	0422	01/03/02	291950	2570	0	8	2001	3	7487	N	N	17322 39TH LN S

Improved Sales Removed from this Annual Update Analysis
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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	052204	9069	02/08/01	150500	UnFinArea
2	092204	9179	09/10/02	140130	RELATED PARTY, FRIEND, OR NEIGHBOR
2	093700	0020	12/15/01	190000	RELOCATION - SALE BY SERVICE
2	093700	0020	10/15/01	190000	RELOCATION - SALE TO SERVICE
2	093700	0270	09/25/01	163500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	175320	0080	05/22/01	201000	GOVERNMENT AGENCY
2	175320	0080	08/28/01	190950	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	200800	0440	11/14/01	169000	BANKRUPTCY - RECEIVER OR TRUSTEE
2	200800	0510	03/08/01	202000	GOVERNMENT AGENCY UnFinArea
2	200800	0510	08/23/01	173000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	294600	1676	06/15/01	125000	NO MARKET EXPOSURE
2	294600	1676	11/19/01	62500	QUIT CLAIM DEED DORRatio
2	294600	2271	10/22/01	191000	RELOCATION - SALE TO SERVICE
2	294600	2390	10/01/01	192000	BANKRUPTCY - RECEIVER OR TRUSTEE
2	294600	2815	03/26/02	229000	RELOCATION - SALE BY SERVICE
2	294600	2815	03/05/02	229000	RELOCATION - SALE TO SERVICE
2	294600	2914	04/09/01	220000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	294600	3290	03/26/02	153000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	294600	3385	03/09/01	185000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	344500	0245	02/04/02	179839	QUIT CLAIM DEED
2	432490	0016	05/14/01	30000	QUIT CLAIM DEED; RELATED PARTY, FRIEND,
2	501820	0010	05/04/01	207000	NON-REPRESENTATIVE SALE
2	612360	0190	12/28/01	140000	BANKRUPTCY - RECEIVER OR TRUSTEE
2	768620	2650	08/27/01	103750	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
2	768620	2980	09/03/02	232000	GOVERNMENT AGENCY
2	768620	3420	10/03/02	152682	GOVERNMENT AGENCY
2	768620	3645	08/29/01	139000	Diagnostic Outlier
2	768620	4620	10/08/01	189000	GOVERNMENT AGENCY
2	768620	4830	03/07/02	97000	EXEMPT FROM EXCISE TAX
2	768620	4950	09/13/01	240000	GOVERNMENT AGENCY
2	768620	5010	12/18/02	239950	%Compl ActivePermitBeforeSale>25K
2	768620	5505	03/12/01	49939	PARTIAL INTERES ; RELATED PARTY, FRIEND
2	789320	0924	04/23/01	120000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	789320	0930	01/18/01	71208	PARTIAL INTEREST (103, 102, Etc.) DORRatio
2	789320	1035	10/16/01	149000	BANKRUPTCY - RECEIVER OR TRUSTEE
2	789320	1055	04/09/02	200000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	789320	1320	04/25/02	322000	STATEMENT TO DOR
2	789320	1830	06/08/01	151198	NON-REPRESENTATIVE SALE
2	789320	3726	07/24/01	189950	TRADE
2	789320	4950	08/23/01	12000	QUIT CLAIM DEED; RELATED PARTY, FRIEND
2	789320	5410	06/08/01	170000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	789320	5600	01/31/02	55312	PARTIAL INTEREST; RELATED PARTY, FRIEND
2	789320	5890	05/08/01	169950	Diagnostic Outlier
2	789320	6225	09/09/02	160000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	789320	7800	08/19/02	175000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX

Improved Sales Removed from this Annual Update Analysis

Area 50

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	789320	7800	04/12/02	153308	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	789380	0598	10/24/02	48241	DORRatio
2	789380	0598	12/31/02	46000	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	789380	0614	12/06/01	32549	QUIT CLAIM DEED; RELATED PARTY, FRIEND
2	789380	0614	11/13/02	260000	Diagnostic Outlier
2	789380	1870	11/16/01	297500	No Representation
2	789380	1965	04/20/01	376000	Not rep for size
2	789380	2765	05/03/01	365000	Diagnostic Outlier
2	789380	2765	05/06/02	368000	Diagnostic Outlier
2	789380	2855	12/20/01	425000	Diagnostic Outlier
2	789380	2960	06/24/02	117000	Not Representative
2	789380	2970	05/23/01	310000	Diagnostic Outlier
2	789380	3921	11/01/02	183000	Diagnostic Outlier
2	789380	5650	08/26/02	229500	RELATED PARTY, FRIEND, OR NEIGHBOR
2	789380	6980	12/10/01	245000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	859390	0090	04/26/02	200000	Diagnostic Outlier
2	864400	0060	03/12/02	180000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	864400	0150	03/25/02	204500	0 Obsol
2	931530	0130	11/17/02	145000	BANKRUPTCY - RECEIVER OR TRUSTEE;
2	931530	0130	05/31/02	134300	EXEMPT FROM EXCISE TAX
2	931530	0260	04/08/02	110666	EXEMPT FROM EXCISE TAX
8	024600	0035	06/14/01	65000	%Compl DORRatio
8	024600	0035	10/08/02	252300	%Compl ActivePermitBeforeSale>25K
8	024600	0038	10/08/02	244950	%Compl ActivePermitBeforeSale>25K
8	052204	9162	10/31/01	101750	NON-REPRESENTATIVE SALE DORRatio
8	085400	0020	09/20/01	63602	QUIT CLAIM DEED DORRatio
8	122550	0080	10/15/02	240000	GOVERNMENT AGENCY
8	202304	9079	01/29/01	125000	Not Representative
8	202304	9536	02/23/01	84216	QUIT CLAIM DEED DORRatio
8	259716	0180	11/20/02	214000	EXEMPT FROM EXCISE TAX
8	259716	0270	06/06/02	178838	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	278140	0120	06/28/02	165000	EXEMPT FROM EXCISE TAX
8	278140	0120	10/28/02	200000	QUESTIONABLE PER SALES IDENTIFICATION
8	292304	9110	05/12/01	285000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND
8	292304	9326	09/25/02	175000	UnFinArea
8	292304	9392	06/20/02	56435	QUIT CLAIM DEED; RELATED PARTY, FRIEND
8	322304	9052	07/30/01	165000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	322304	9052	05/18/02	156000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	322304	9107	12/04/01	220000	NON-REPRESENTATIVE SALE
8	322304	9110	07/23/02	210000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	379750	0040	03/13/01	145000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	443800	0030	12/12/01	60500	QUIT CLAIM DEED; RELATED PARTY, FRIEND,
8	443800	0160	04/17/01	45245	QUIT CLAIM DEED DORRatio
8	443880	0115	05/28/02	140000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	443880	0155	06/25/02	197500	Diagnostic Outlier

Improved Sales Removed from this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	520620	0030	08/29/02	90000	DORRatio
8	611220	0030	04/25/02	168950	Diagnostic Outlier
8	612240	0015	11/15/02	168000	BANKRUPTCY - RECEIVER OR TRUSTEE
8	612240	0030	02/12/02	44920	QUIT CLAIM DEED; RELATED PARTY, FRIEND
8	612300	0060	06/25/01	51667	PARTIAL INTEREST; RELATED PARTY, FRIEND
8	612300	0200	01/16/01	27131	QUIT CLAIM DEED Obsol DORRatio
8	612360	0075	08/21/01	68795	PARTIAL INTEREST (103, 102, Etc.) DORRatio
8	612360	0095	10/14/02	162500	RELATED PARTY, FRIEND, OR NEIGHBOR
8	719440	0070	06/18/02	191500	GOVERNMENT AGENCY
8	725000	0135	04/18/02	340000	Diagnostic Outlier
8	795760	0145	04/09/02	160000	UnFinArea
8	809180	0140	09/09/02	55741	PARTIAL INTEREST; RELATED PARTY, FRIEND
8	809780	0010	06/28/02	195000	UnFinArea
8	943240	0010	08/28/02	24007	STATEMENT TO DOR DORRatio
9	023600	0020	05/09/01	210000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	023640	0070	10/21/02	158000	UnFinArea
9	023800	0021	07/25/02	135000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	023800	0045	08/03/02	110000	Diagnostic Outlier
9	023800	0052	09/28/01	50000	QUIT CLAIM DEED DORRatio
9	023800	0068	09/19/02	131964	DORRatio
9	023800	0073	08/29/01	580000	Obsol
9	023800	0090	12/24/01	345000	ImpCountRELATED PARTY, FRIEND, OR NEIGHBOR
9	023800	0100	06/18/02	200000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	023800	0261	12/21/01	22835	PARTIAL INTEREST; RELATED PARTY, FRIEND
9	023900	0145	09/24/02	665000	Wff No Representation
9	024000	0005	07/24/02	492500	Wff No Representation
9	024000	0058	12/03/02	420000	Not rep for size
9	024000	0080	09/18/02	374500	Wff No Representation
9	024000	0130	02/12/02	427500	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	024000	0133	09/26/01	75000	%Compl DORRatio
9	024000	0266	07/25/02	143000	QUESTIONABLE PER APPRAISAL
9	024000	0270	02/23/01	182156	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	024000	0270	07/05/01	179000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	024000	0345	08/02/02	286000	ImpCount
9	024000	0389	02/16/01	163500	NON-REPRESENTATIVE SALE
9	024000	0435	08/18/02	144900	BANKRUPTCY - RECEIVER OR TRUSTEE
9	100340	0105	05/28/02	140000	Diagnostic Outlier
9	100340	0225	03/20/02	138000	BANKRUPTCY - RECEIVER OR TRUSTEE
9	100340	0225	01/11/02	133000	FORCED SALE
9	100340	0295	07/23/01	151500	BANKRUPTCY - RECEIVER OR TRUSTEE;
9	177620	0020	08/27/02	308000	%Compl ActivePermitBeforeSale>25K
9	177620	0030	09/27/02	295000	%Compl ActivePermitBeforeSale>25K
9	177620	0040	10/21/02	298000	%Compl ActivePermitBeforeSale>25K
9	177620	0050	11/27/02	324000	%Compl ActivePermitBeforeSale>25K
9	177620	0080	11/20/02	247000	%Compl ActivePermitBeforeSale>25K

Improved Sales Removed from this Annual Update Analysis
Area 50
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
9	177620	0090	01/03/01	330000	Diagnostic Outlier
9	184020	0015	08/16/02	163950	Diagnostic Outlier
9	184020	0045	08/08/02	259950	Diagnostic Outlier
9	272304	9091	01/23/01	184000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	342304	9128	05/29/01	435000	Obsol UnFinArea
9	342304	9172	06/08/01	76089	QUIT CLAIM DEED; RELATED PARTY, FRIEND
9	342304	9222	10/15/02	135000	Diagnostic Outlier
9	342304	9268	12/02/02	271000	STATEMENT TO DOR
9	342304	9287	08/31/01	165000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	342304	9336	05/30/01	330000	ImpCount Obsol
9	432500	0135	03/28/01	173500	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	432640	0020	05/17/01	230000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	443500	0120	02/15/02	56755	QUIT CLAIM DEED DORRatio
9	443500	0270	10/18/01	143000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	443500	0310	04/30/01	135000	Diagnostic Outlier
9	443500	0380	01/11/01	135000	IMP. CHARACTERISTICS CHANGED SINCE SALE Obsol
9	443500	0435	10/11/01	144950	UnFinArea
9	443500	0490	07/23/02	159000	Obsol UnFinArea
9	443560	0015	12/03/02	65000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	443560	0165	04/25/02	86000	QUIT CLAIM DEED; RELATED PARTY, FRIEND
9	443560	0170	06/14/01	137235	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	443560	0420	10/25/01	161500	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	537980	0820	02/26/01	33856	QUIT CLAIM DEED; RELATED PARTY, FRIEND
9	537980	0840	07/28/02	115000	FORCED SALE
9	537980	0900	02/21/01	165000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	537980	1110	01/18/01	195000	ImpCount
9	537980	1118	08/29/01	280000	Obsol
9	537980	1469	01/28/02	185350	ImpCount
9	537980	1610	02/28/02	113000	UnFinArea
9	537980	2160	05/22/01	62701	QUIT CLAIM DEED; RELATED PARTY, FRIEND
9	537980	2725	02/02/01	120000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	537980	3665	10/21/02	127825	EXEMPT FROM EXCISE TAX
9	537980	3760	10/24/02	166800	RELATED PARTY, FRIEND, OR NEIGHBOR
9	537980	4790	08/23/01	160000	UnFinArea
9	537980	5110	05/08/01	60024	RELATED PARTY, FRIEND, OR NEIGHBOR;
9	537980	5160	07/18/02	173000	Diagnostic Outlier
9	537980	5211	06/26/02	51916	STATEMENT TO DOR DORRatio
9	537980	5253	10/23/01	141000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	537980	5835	11/13/01	80000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
9	537980	6030	01/04/01	49228	QUIT CLAIM DEED DORRatio
9	537980	6040	04/29/02	128000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	537980	6300	04/02/01	179000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	537980	6430	09/10/01	111685	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	537980	6440	07/25/01	232500	Obsol
9	538100	0025	07/20/01	50000	QUIT CLAIM DEED DORRatio

Improved Sales Removed from this Annual Update Analysis

Area 50

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
9	538100	0025	08/12/02	135000	Diagnostic Outlier
9	538100	0060	01/15/01	169000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	538100	0387	02/01/01	84979	CONTRACT OR CASH SALE DORRatio
9	714740	0040	05/07/01	128500	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	714740	0150	03/12/01	160000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	714760	0060	05/22/01	145000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	714760	0190	07/02/01	182500	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	714760	0215	07/22/02	48186	STATEMENT TO DOR DORRatio
9	714760	0275	08/07/02	145600	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	714830	0120	11/08/02	168000	Diagnostic Outlier
9	714850	0045	10/11/02	52230	QUIT CLAIM DEED; PARTIAL INTEREST
9	714850	0075	03/19/02	150000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	784420	0030	11/21/02	324950	%Compl ActivePermitBeforeSale>25K
9	784420	0085	01/04/02	218000	RELOCATION - SALE TO SERVICE
9	784420	0165	10/22/02	200000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	784420	0315	01/08/01	355000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	784420	0375	06/04/02	417000	Wff No Representation

Vacant Sales Used in this Annual Update Analysis
Area 50

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
2	294600	2250	04/12/01	60000	13750	N	N
2	294600	3945	08/07/01	68000	31895	N	N
2	789320	0025	05/02/01	42500	6937	N	N
2	789320	8305	02/26/01	37500	12025	N	N
2	789380	7435	05/20/02	79500	8400	N	N
8	292304	9335	04/10/02	45000	55756	N	N
9	023800	0042	06/21/01	55000	8939	Y	N
9	023800	0043	06/21/01	55000	9073	Y	N
9	024000	0006	07/18/02	85000	10059	Y	N
9	100360	0125	07/06/01	5184000	15195	Y	N
9	537980	3840	09/16/02	80000	13700	N	N
9	537980	5892	06/27/02	62000	5892	N	N
9	784420	0030	05/01/02	65000	9199	N	N

**Vacant Sales Removed from this Annual Update Analysis
Area 50**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	768620	5830	07/25/01	10000	PLOTTAGE;
2	789320	0015	04/30/01	280000	MULTI-PARCEL SALE;
9	100340	0080	01/14/02	220000	IMP. CHARACTERISTICS CHANGED SINCE SALE; PLOTTAGE;
9	537980	3901	08/09/01	35000	NON-REPRESENTATIVE SALE;
9	538100	0390	09/12/01	110000	TEAR DOWN; IMP. CHARACTERISTICS CHANGED SINCE SALE;



**King County
Department of Assessments**

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
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www.metrokc.gov/assessor/

**Scott Noble
Assessor**

MEMORANDUM

DATE: January 31, 2003

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2003 Revaluation for 2004 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2003. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2003. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr